Davidson County DEEDWARR
Recvd: 04/22/03 09:15 2pgs
Fees:13.00 Taxes:481.00

20030422-0052753

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41815

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Daniel M Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2003

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Eden	Franklin Financial Mortgage, Inc.	147-10-84
5115 Briarwood Drive	110 3rd Avenue North	
Nashville, TN, 37211	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jesse Williams and wife, Marjorie F. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel M. Eden and wife, Louise A. Eden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 323 on the Map of Caldwell Country Estates, Section 5, as of record in Book 3300, page 16, Register's Office for said County.

Beginning at a point in the southerly margin of Briarwood Drive, said point being the common corner of Lots Nos. 322 and 323, thence with the line between said lots, southerly 177.2 feet to a point; thence westwardly 120 feet to a concrete monument in the easterly margin of West Durrett Drive; thence with the margin of said Drive northwardly 153.61 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.27 feet to a point in the margin of Briarwood Drive; thence with same, eastwardly 95 feet to the point of beginning.

Being the same property conveyed to Jesse Williams and wife, Marjorie F. Williams, by Warranty Deed from Bill Wheeler Construction Co., Inc. of record in Book 3833, page 262, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5115 Briarwood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of April, 2003

Jesse Williams

Jesse Williams

Marjorie F. Williams

Marjorie F. Williams

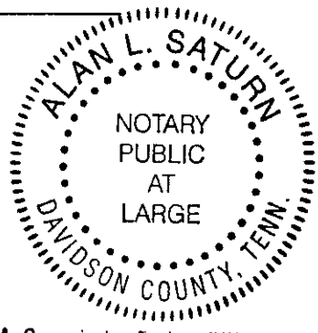
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Jesse Williams and wife, Marjorie F. Williams, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2003.

Notary Public

My Commission Expires:_____



My Commission Expires JULY 29, 2006