WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 16:04 2pgs
Fees:13.00 Taxes:550.38

20030422-0053306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: January 30, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Y. Lambertis (NAME)	Franklin American Mortgage (NAME)	63-16-O-B/ 214.00
1436 Aaronwood Drive (ADDRESS)	501 Corporate Center Dr., #400 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Perry C. Wolfe, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caroline Y. Lambertis, unmarried

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. 296 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, as of record in Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445 and by Amendment to Change Name, of record in Book 8181, page 112, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Perry C. Wolfe, married, by deed from Wyatt A. Rampy and wife, Wendy Lynn Rampy of record in Instrument No. 200008280084671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.

Karen L. Wolfe, wife of Perry C. Wolfe, joins herein to convey any and all rights, title and interest she may have in said property whether arising by virtue of marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 1436 Aaronwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of April, 2003

Perry C. Wolfe

Karen L. Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry C. Wolfe, married

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2003.

Commission expires January 31, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of April, 2003, before me personally appeared Joe Pittard known to me to be the person who executed the foregoing instrument on behalf of Perry C. Wolfe and Karen L. Wolfe as their Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of the said Perry C. Wolfe and Karen L. Wolfe. Witness my hand and official seal.

My Commission Expires:
January 31, 2004

Notary Lee E. Cranford