Box 44

Box # 318
GSRM

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/25/03 15:05 2pgs
Fees:13.00 Taxes:540.20
20030425-0056190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Melissa Maginnis
Affiant

Subscribed and sworn to before me, this [redacted] day of April 2003.

Notary Public
My commission expires: 10/28/07

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Latimer	Franklin American Mortgage	083-09-0-353.00
1521 Forrest Ave.	501 Corporate Centre Drive, Suite 400	
Nashville TN 37206-0000	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joshua Newman and wife Bethany Newman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew Latimer and Melissa Maginnis as joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 42.7 feet of Lot No. 65 on the Plan of Subdivision of the A.V.S. Lindsley 29 acre tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Part of Lot No. 65 fronts 42.7 feet on the northerly side of Forrest Avenue (also known as Forest Avenue) and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Bethany A. Baker and Joshua Newman, as joint tenants with rights of survivorship, by deed from Shirley A. Fuell of record in Instrument No. 200005050045328 and then by Quitclaim Deed to Bethany Newman, and husband, Joshua Newman of record in Instrument No.20011015-0111967, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres

This property is improved property known as 1521 Forrest Ave., Nashville, Tennessee 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 25 day of April, 2003.

Joshua Newman

Bethany Newman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Newman and Bethany Newman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of April, 2003.

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 1/27/07

My Commission Expires JAN. 27, 2007

FILE NO: 03769