# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 6, 2004
(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 04/30/03 13:16 2pgs
Fees:13.00 Taxes:823.25
20030430-0057779

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin M. Warren (NAME) | Franklin Financial Mortgage, Inc (NAME) | 81-10/16.00 |
| 413 N. 16th Street (ADDRESS) | 110 3rd Avenue North (ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Franklin, TN 37064 (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, Deborah Woksa and husband, Marshall Woksa

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin M. Warren, a married man, Jon M. Warren and wife, Nina R. Warren, All as Joint Tenants with Right of Survivorship

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 Lots Nos. 251, 252, part of Lot 254 and the westerly 35.5 feet of Lot 246 on the Map of McEwen Place as of record in Book 332, Page 133, Register's Office for said County, being more particularly described as follows:

BEGINNING on the easterly margin of North 16th Street at a point 60.0 feet south of the southerly margin of McEwen Avenue, said point being the corner of Lots Nos. 250 and 251; thence with the easterly margin of North 16th Street, southwardly 60.0 feet to the corner of Lots Nos. 252 and 253; thence with the line between said two lots, and with the line between Lots Nos. 244 and 245, eastwardly 147.5 feet; thence northwardly 10.0 feet; thence eastwardly 23.5 feet; thence at right angles northwardly 50.0 feet to the line between Lots Nos. 246 and 247; thence with the line between said two lots and with the line between Lots Nos. 250 and 251, westwardly 171.0 feet to the BEGINNING.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 413 North 16th Street, Nashville, TN 37206 (81-10/16.00).

BEING the same property conveyed to Deborah G. Harvey by deed dated 5/1/98 of record in Book 10914, Page 756, Register's Office for Davidson County, Tennessee. Deborah G. Harvey is now known as Deborah Woksa having married Marshall Woksa, who joins in the execution of this instrument to convey

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 413 N. 16th Street, Nashville, Tennessee 37206
(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 our hand s this 28th day of April, 2003

Deborah Woksa
Deborah Woksa

Marshall Woksa
Marshall Woksa

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 Deborah Woksa and husband, Marshall Woksa

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 28th day of April, 2003.

Commission expires 9/4/05

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 _____ 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

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

LEGAL DESCRIPTION CONTINUATION

any/all marital interest he may have in said property.