Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/02/03 10:17 1pgs
Fees:13.00 Taxes:673.40

20030502-0058755

WARRANTY DEED

Preparer's File #-03D0478

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2003.

(Affix Seal) Notary Public

My Commission Expires: 7-26-06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Larry Franklin	America's Wholesale Lender	76-14-6
1013 Grasshopper Court	750 Old Hickory Blvd., # 180	
Hermitage, TN 37076	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERNESTINE G. MCWHERTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LARRY FRANKLIN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 76 on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ernestine G. McWherter, unmarried, by deed from Centex Real Estate Corporation of record in Book 8211, page 891, executed on 09/21/1990, and filed on 10/05/1990, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1013 Grasshopper Court, Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **25th** day of **April, 2003**:

Ernestine G. McWherter

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 ERNESTINE G. MCWHERTER, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 25th day of April, 2003.

Notary Public

My Commission Expires: 7/17/06