This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
332 Cedarcreek Drive
Nashville, TN 37211

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $122,500.00.

Christopher Manley
Affiant

Subscribed and sworn before me this the 25th of April, 2003.

Lura K. Perry
Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 05/07/03 15:11 2pgs
Fees:13.00 Taxes:453.25

20030507-0061206

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Manley	Franklin American Mortgage Co.	75-8-158
689 Atlanta Drive	501 Corporate Centre Dr., Suite 400	
Hermitage, TN 37076	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael W. Reese and Cynthia J. Reese, Husband and Wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Manley, an unmarried man and Jeremy Manley, an unmarried man, as Tenants in Common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 531 on the Plan of Tulip Grove, Section 9, as of record in Book 4675, page 135, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CYNTHIA J. REESE, by deeds of record in Book 9126, page 534 and Book 6671, page 355, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 689 Atlanta Drive, Hermitage, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th of April, 2003.

Michael W. Reese

Cynthia J. Reese

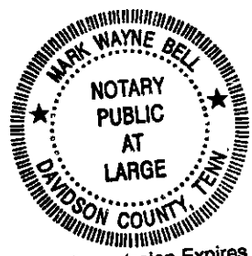
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Reese and Cynthia J. Reese, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th of April, 2003.

My commission expires:

Notary Public



My Commission Expires
November 27, 2004