Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/14/03 15:27 2pgs
Fees:13.00 Taxes:408.85

20030514-0065667

WARRANTY DEED

Preparer's File #-03D0489

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00.

Susan A. Pell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2003.

Lindsay M. Lopez
Notary Public

(Affix Seal)

My Commission Expires: 1/29/2006

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Susan A Pell	Franklin American Mortgage Co.	95-2-1
214 Donelson Hills Drive	501 Corporate Center, suite 400	
Nashville, TN 37214	Franklin, TN 37067	

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, THOMAS K WALLING AND WIFE, ALISA K WALLING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SUSAN A PELL, 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. 72 on the Plan of Donelson Hills of record in Plat Book 2331, page 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 125 feet on the westerly margin of Donelson Hills Drive and extends back 192 feet on the northerly side and 233.8 feet on the southerly margin to a dead line in the rear measuring 132 feet thereon.

Being the same property conveyed to Thomas K. Walling by deed from Lula S. Howell, surviving tenant by entirety, of record in Book 10785, page 79, Register's Office for Davidson County, Tennessee. (Thomas K. Walling now married to Alisa K. Walling.)

Map/Parcel No: 95-2-1

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

( ) unimproved
This is (X) improved property known as **214 Donelson Hills Drive, Nashville, Tennessee 37214**

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 **2nd day of May, 2003**:

Thomas K. Walling
Thomas K Walling

Alisa K. Walling by Thomas K. Walling Atty. in fact
Alisa K Walling

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 THOMAS K WALLING, 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 2nd day of May, 2003.

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 2nd day of May, 2003, before me personally appeared Thomas K. Walling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Alisa K. Walling, for whom Thomas K. Walling holds power of attorney authorizing him to do so, and he acknowledged that such person executed the same as the free act and deed of Alisa K. Walling.

LORI C. WARREN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires: 06/03/2006