FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,680.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 20 03

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/19/03 10:59 2pgs
Fees:13.00 Taxes:835.02
20030519-0067789

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip L. Sheffield (NAME)	Franklin American Mortgage (NAME)	MAP 95-6
221 Craigmeade Drive (ADDRESS)	501 Corporate Centre Drive; #400 (ADDRESS)	PARCEL 19
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, John T. Hampel and wife, Rebecca T. Hampel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip L. Sheffield and wife, Dorcas L. Sheffield

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:

BEING Lot No. 4, on the Plan of Section 1, Craigmeade, of record in Plat Book 2900, Page 121, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John T. Hampel and Rebecca T. Hampel, husband and wife by deed from James Harold Bunch and Shirley Jean Bunch, husband and wife, of record in Instrument 200002020010632, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3135, Page 283 and Book 6680, Page 862, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 121, said Register's Office.

unimproved ( )
This is improved (X) property, known as 221 Craigmeade Drive, Nashville, TN 37214
(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 13th day of May, 20 03

John T. Hampel
John T. Hampel

Rebecca T. Hampel
Rebecca T. Hampel

STATE OF COLORADO)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Hampel and wife, Rebecca T. Hampel

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 Brunswood, Colorado, this 13th day of May, 20 03

Commission expires 12-16-04

Notary Public

NOTARY PUBLIC
PATRICIA L. WALKER
STATE OF COLORADO

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(or proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and 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 20 .

My commission expires

Notary Public