02

Realty 42A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/27/03 09:53 2pgs
Fees:13.00 Taxes:884.30
20030527-0071104

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

X _____
Affiant

Subscribed and sworn to before me, this 20th day of May, 2003.

_____
Notary Public
My commission expires: 05/30/04

RTEC No. 42253

Address of New Owner:	Send Tax Bills to:	Tax Information
Johnny Franks	UniMortgage, LLC	172-03-0 B 009.00
5321 Windypine Drive	8647 Baypine Road, Suite 100	
Nashville TN 37211	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William C. Leone, II, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Johnny Franks**, hereinafter called the Grantee, his successors 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 Lot 9, on the Plan of The Woodlands, Phase 2, of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William C. Leone, II, an unmarried person by deed from Mohamman Hajjafar and wife, April S. Hajjafar of record in Book 11669, Page 789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5321 Windypine Drive, Nashville, TN 37211.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 20 day of May, 2003.

William C. Leone, II

William C. Leone, II
By: Candace Revelette, Atty-in-Fact
By: Candace Revelette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, **Candace Revelette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for **William C. Leone, II,** and is authorized by him to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 20 day of May, 2003.

Notary Public

My Commission expires 05/30/04

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
November 29, 2003