NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Marine F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2003.

Mary Beth Cohen
Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACKIE G. ROGERS	Franklin American Mortgage Company	**73-6-4**
(NAME) **3815 MOSS ROSE DRIVE**	(NAME) 501 Corporate Centre Dr., S 400	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/03/03 14:18 2pgs
Fees:13.00 Taxes:506.90

20030603-0075611

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DANIEL K. ARNOLD AND TOMMY J. CRAWFORD, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKIE G. ROGERS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 No. 4 on the Plan of Riverwood Terrace, Second Addition, of record in Book 2083, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel K. Arnold and Tommy J. Crawford, both unmarried, from Richard A. Hunsucker and wife, Carolyn J. Hunsucker of record in Book 8827, page 432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4044, page 677, said Register's Office and any and all other easements, restrictions and conditions of record which may affect said property.

Unimproved ( )
This is improved(X) property, known as **3815 MOSS ROSE DRIVE, NASHVILLE, TN 37216**
(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 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 hands this 22 day of **May, 2003**.

DANIEL K. ARNOLD

TOMMY J. CRAWFORD

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel K. Arnold,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, 22, this ____ day of **MAY, 2003.**

THERESA POMPA
Notary Public. State of Florida
My comm. expires Feb. 29. 2004
No. CC914734

Commission expires: 2/29/04.

Notary Public

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tommy J. Crawford,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, 22, this ____ day of **MAY, 2003.**

Commission expires: 2/29/04.

Notary Public

THERESA POMPA
Notary Public. State of Florida
My comm. expires Feb. 29. 2004
No. CC914734