Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/03 10:12 2pgs
Fees:13.00 Taxes:499.13
20030609-0079025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$134,900.00.**

Affiant

Subscribed and sworn to before me this 21st day of May, 2003.

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark A. Naccarato	Franklin American Mortgage	147-10-52
5007 West Durrett Drive	501 Corporate Centre Drive Suite 400	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James C. Rippy Jr. and Linda K. Rippy, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark A. Naccarato and Rose M. Naccarato, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 297 on the plan of Caldwell Country Estates, Section 5, of record in Plan Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James C. Rippy Jr. and Linda K. Rippy, husband and wife, by deed from Earnest McDermon and wife, Kimberly A. McDermon, of record in Book 11581, page 738, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3300, page 16, Register's Office Davidson County, Tennessee.

This is improved property known as: **5007 West Durrett Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 21, 2003.

James C. Rippy Jr.

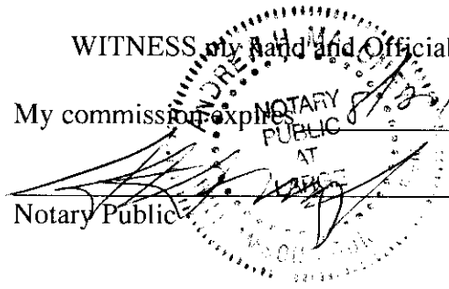
Linda K. Rippy

Linda K. Rippy

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James C. Rippy Jr. and Linda K. Rippy,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2003



My commission expires 8/23/04

Notary Public