Davidson County DEEDWARR
Recvd: 07/16/03 09:38 2pgs
Fees:13.00 Taxes:350.02

20030716-0099327

Recording RETURN TO:

Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,600.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2003.

Notary Public

WARRANTY DEED

G-FAM-03-1030

LAURA STROUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE (AFFIX SEAL)

MY COMMISSION EXPIRES 5/3/04

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Garner	Franklin American Mortgage Co.	
1030 Chicamauga Avenue (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	83-5-77
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUCCESSFUL SURVIVORS*, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA GARNER 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. 16 of Block "E" on the plan of Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the southerly side of Chicamauga Avenue and runs back between parallel lines, with the westerly margin of Bailey, formerly Garden Street, 150 feet to an alley.

Being the same property conveyed to Successful Survivors by Deed of Correction from MDHA to Successful Survivors, Inc. dated October 14, 2002 and filed for record October 15, 2002 as Instrument No. 20021016-0127349, said Register's Office.

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

*A Tennessee not for profit corporation

unimproved ( )
This is improved (X) property, known as 1030 Chicamauga Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of July, 2003.

Successful Survivors

by: N. Curtis Bryant, Executive Director

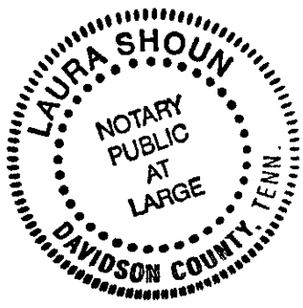
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared N. Curtis Bryant, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director of the Successful Survivors, the within named bargainor, and corporation, and that N. Curtis Bryant as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said N. Curtis Bryant as such Executive Director.

Witness my hand and official seal at Nashville, Tn on this the 8 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 5/3/07



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903