(2)

MAP 147-05-0; PARCEL 025.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

RICHARD PATIER
341 Wauford Drive
Nashville, TN 37211

Mortgagee:

FRANKLIN FINANCIAL MORTGAGE, INC.
110 3rd Avenue North
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, , ROBERT L. HUMPHREY and SARAH CARTER, Grantors, have bargained and sold and by these presents do transfer and convey unto RICHARD PATIER, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

A certain lot, with all improvements thereon, lying and being in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 538 on the Plan of Caldwell Hall, Section VIII, of record in Book 3106, page 39, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Donald L. Humphrey and wife, Louise Goode Humphrey by deed of Margaret P. Watson, a widow, of record in Book 4169, page 117, Register's Office of Davidson County, Tennessee. Donald L. Humphrey predeceased Louise Goode Humphrey. Louise Goode Humphrey died intestate in December 2002 leaving Robert L. Humphrey and Sarah Carter as her only heirs at law.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the plan of Section Eight, Caldwell Hall of record in Book 3106, page 39, Register's Office of Davidson County, Tennessee.

2) Restrictive Covenants of record in Book 1788, page 10 and Book 3254, page 88, Register's Office of Davidson County, Tennessee.

3) 2003 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

Davidson County DEEDWARR
Recvd: 07/21/03 09:37 2pgs
Fees:13.00 Taxes:444.00
20030721-0101642

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 15 day of July, 2003.

ROBERT L. HUMPHREY

SARAH CARTER

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, ROBERT L. HUMPHREY and SARAH CARTER, the within named bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Twenty Thousand and no/100 Dollars ($120,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 4-16-2006