THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21124**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $481,000.00. Affiant Subscribed and sworn to before me, this 15th day of JULY, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Samuel D. Payne	Franklin American Mortgage Co.	MAP 15-03
6137 Montcrest Drive	501 Corporate Centre Dr., #400	PAR 006.00
Nashville, TN 37215	Franklin, TN 37067	FB FH 14632

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KAREN PUTNAM, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SAMUEL D. PAYNE AND WIFE, DEBORAH M. PAYNE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6137 Montcrest Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of JULY, 2003.

KAREN PUTNAM

Davidson County DEEDWARR
Recvd: 07/24/03 14:32 2pgs
Fees:13.00 Taxes:1779.70
20030724-0103887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KAREN PUTNAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE 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: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidon County, Tennessee, being Lot No. 53 on the Plan of Hillsboro Park Section Two, as of record in Plat Book 2331, pages 61 and 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karen Putnam by deed from John R. Burch, Jr. and spouse, Piper W. Burch of record as Instrument No. 20000901-0087036, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 61 and 62, said Register's Office.