REALTY TITLE
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $155,500.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2003.

Notary Public
My commission expires: 03/28/04

Davidson County DEEDWARR
Recvd: 08/14/03 11:45 2pgs
Fees:13.00 Taxes:575.35

20030814-0116945

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew T. Litton	Franklin American Mortgage	087-02-0
4240 New Hope Meadows	501 Corporate Centre Drive, Ste. 400	011.00
Hermitage TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William David Turner, a single person, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Matthew T. Litton and wife, Kristen L. Litton, hereinafter called the Grantees, their successors 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. 17 on the Plan of New Hope Meadows Phase I First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to William David Turner, a single person, by deed from Centex Real Estate Corporation date 03-29-90, of record in Book 8085, Page 12, Register's Office for Davidson County, Tennessee
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4240 New Hope Meadows, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of August, 2003.

William David Turner

William David Turner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William David Turner, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 8th day of August, 2003.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. [illegible]
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, [illegible]

KATHLEEN A. TOWLE
NOTARY PUBLIC
WILSON