Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2003. (Affix Seal) Notary Public My Commission Expires: 1/29/05
WARRANTY DEED Preparer's File #-03G1057	

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Ralph Cantarutti and Sheila Cantarutti	Franklin American Mortgage Co.	18-07-138
103 Mystic Hill Court	501 Corporate Center, suite 400	
Goodlettsville, TN 37072	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LEIGH ANN OSTEEN AND HUSBAND, TROY C. OSTEEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RALPH CANTARUTTI AND WIFE, SHEILA CANTARUTTI, 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:

Map/Parcel No: 18-07-138

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Charleston Square, Section 3, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leigh Ann Osteen, married, by deed from Tim McCoin and wife, Yvonne McCoin of record in Book 11103, page 255, executed on 08/31/1998, and filed on 09/08/1998, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **103 Mystic Hill Court, Goodlettsville, Tennessee 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **15th** day of **August, 2003**:

Leigh Ann Osteen by Troy C. Osteen her attorney in fact

Troy C. Osteen

Davidson County DEEDWARR
Recvd: 08/22/03 09:00 2pgs
Fees:13.00 Taxes:455.10

20030822-0122016

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~LEIGH ANN OSTEEN AND~~ TROY C. OSTEEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of August, 2003.

Notary Public

My Commission Expires: 7/17/06

WILLIAMSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

State of Tennessee

County of Williamson

On this 15th day of August, 2003, before me personally appeared *Leigh Ann Osteen, by Troy C. Osteen, as her Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Leigh Ann Osteen*, and who acknowledged that such person executed the same as the free act and deed of *Leigh Ann Osteen*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires:

