[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph Carpenter and wife, Alice Carpenter	Franklin Financial Mortgage, Inc.	Map 083-13-0
2204 Morriswood Court	110 3rd Ave North	Parcel 496
Franklin, TN 37064	Franklin, TN 37064	11643 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Steven D. Biggers and wife, Kathy L. Biggers** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, **Joseph Carpenter and wife, Alice Carpenter** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled Blakemore & Parks, of record in Plat Book 57, page 151, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven D. Bigger s and wife, Kathy L. Biggers by deed of record in book 9093, page 888, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/27/03 12:43 2pgs
Fees:13.00 Taxes:295.63
20030827-0124489

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 1509 Shelby Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $79,900.00.

X _____
Affiant

Subscribed and sworn to before me this 22nd day of August, 2003.

_____
Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of August, 2003.

Steven D. Biggers

Kathy L. Biggers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven D. Biggers and wife, Kathy L. Biggers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of **August,** 2003.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 21, 2005

NOTARY PUBLIC AT LARGE