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 $119,900.00

Amy S Detwiler
Affiant

Davidson County DEEDWARR
Recvd: 09/05/03 15:08 2pgs
Fees:13.00 Taxes:443.63

20030905-0130202

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

Kathleen A. Tomlin
Notary Public
My commission expires: 09/28/04

KATHLEEN A. TOMLIN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires 9/28/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy S. Detwiler	Franklin American Mortgage Com	162-01-D-13.00
624 Maple Top Drive	501 Corporate Centre Drive, Ste. 400	
Antioch TN 37013	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, Craig S. Cole and wife, Kelly A. Cole, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amy S. Detwiler, unmarried, hereinafter called the Grantee, her 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. 13 of Resubdivision of Lots 11, 12 and 13, Maple Valley Subdivision, Section Three, of record in Plat Book 6050, Page 536, 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 from Robert A. Friedmann, III, dated December 27, 1996, of record in Book 10342, page 671, 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 624 Maple Top Drive, Antioch, TN 37013

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 22nd day of August, 2003.

Craig S. Cole

Kelly A. Cole

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Craig S. Cole and Kelly A. Cole, 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 22nd 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]

KATHL[illegible]
WILSON CO. TENN.
NOT[illegible]