Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/09/03 08:06 1pgs
Fees:13.00 Taxes:288.60

20030909-0131114

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2003.

(Affix Seal)

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-03G1036

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#:
Jaime and Ben Barton	Franklin American Mortgage Co.	51-3
921 Cayce Drive	501 Corporate Center, suite 400	159
Madison, TN 37115	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, LINDA MARCHETTI, FORMERLY KNOWN AS LINDA W. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAIME AND BEN BARTON, 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:

Being Lot No. 42 on the Plan of Stratton Heights Subdivision, of record in Plat Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Linda W. Smith by deed from William R. Smith, executed on 7/29/1986 and filed on 8/11/1986, of record in Book 6945, page 706, Register's Office for Davidson County, Tennessee.

Linda W. Smith is now married to John Marchetti, and is now known as Linda Marchetti.

Map/Parcel: 51-3-159

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

( ) unimproved
This is (X) improved property known as **921 Cayce Drive, Madison, Tennessee 37115**

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 **29th** day of **August, 2003**:

LINDA MARCHETTI, FORMERLY KNOWN AS LINDA W. SMITH

JOHN MARCHETTI

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 LINDA MARCHETTI, FORMERLY KNOWN AS LINDA W. SMITH, 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 29th day of August, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.