File Box 67
Record 14

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/03 14:12 2pgs
Fees:13.00 Taxes:1085.75

20030930-0144237

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $293,447.00.

Affiant

Subscribed and sworn to before me this 26th day of September AT, 2003

Notary Public

My Commission expires: (Affix Seal)

ANDREW W. MAHONEY NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John J. Condon	Franklin American Mortgage	172-13-A-2
300 Swynford Court	501 Corporate Centre Drive, Suite 400	
Brentwood, TN 37027	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Li Huang, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John J. Condon, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Section One, Williams Grove, of record in Plat Book 9700, page 580, 581, and 582, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Serge Julien Mirault and wife, Li Mirault, by deed from Pulte Homes Tennessee Limited Partnership, on May 22, 2000, of record in Instrument Number 20000523-0051463, Register's Office for Davidson County, Tennessee. Further conveyed to Li Mirault, now known as, Li Huang, by Quitclaim Deed from Serge Mirault, of record in Instrument Number 20030917-0137149, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 9700, page 580, 581, and 582, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10741, page 671; and Instrument Number 20010618-0064214, Register's Office Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20010514-0049489; and Instrument Number 20011226-0142132, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10741, page 678; and Book 11167, page 755; and Book 11643, page 316; and Instrument Number 19991206-0300190; and Instrument Number 20010514-0049490, Register's Office for Davidson County, Tennessee.

This is improved property known as: **300 Swynford Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 26, 2003.

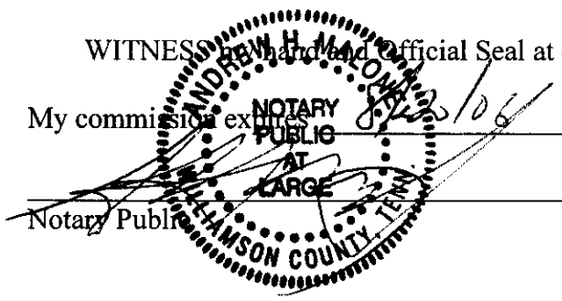
09/26/03

Li Huang

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Li Huang** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and official Seal at office this September 26, 2003



My commission expires 8/2/06

Notary Public