RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-FAMC-03-0417

My Commission Expires MAR. 31, 2007

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dara P. Lauria	Franklin American Mortgage	
417 Carphilly Court	(NAME) 501 Corporate Centre Drive, Suite 400	172-5-B-132 CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANICE H. ROBERTS, AN UNMARRIED WOMAN AND, PAULINE E. ROBERTS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARA P. LAURIA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 18 on the Plan of Sterling Oaks, Phase III, of record in Instrument Number 20001122-0115320, Register's Office for said COunty, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janice H. Roberts, as unmarried woman and Pauline E. Roberts, an unmarried woman by Deed dated January 22, 2002 and filed for record on January 25, 2002 in Instrument Number 20020125-0010487, Register's Offcie for Davidson County, Tennessee

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

unimproved ( )
This is improved (X) property, known as 417 Carphilly Court, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 6th day of October, 2003.

Janice H. Roberts

Pauline E. Roberts

Davidson County DEEDWARR
Recvd: 10/09/03 10:26 2pgs
Fees:13.00 Taxes:832.50

20031009-0150026

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged such person to be President (or other officer authorized to execute the Instrument) of _____, the within named bargainor, a corporation and that such President or officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President or Officer.

Witness my hand and seal, at office this _____ day of _____, 2003.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personall appeared

Janice H. Roberts and Pauline E. Roberts, (name), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office this 6 day of October, 2003.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.