THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,000.00

Jason Chaffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2003

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 10-17-05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Jones (NAME)	Franklin American Mortgage Co. (NAME)	MAP 131-10
4702 Langston Drive (ADDRESS)	501 Corporate Centre Drive, #400 (ADDRESS)	PARCEL 70
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Estate of Christine P. Fly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Jones and wife, Caroline Jones

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows:

Being Lot No. 74 on the Plan of Section II, First Addition, Seven Hills, as of record in Book 2663, page 51, Registers office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southeasterly margin of General Lowrey Drive, at the corner of Lots Nos. 73 and 74; thence with the line between said lots, southeasterly 259.63 feet to the line of Lot No. 75; thence with the line between Lots Nos. 74 and 75, southwesterly 298 feet to the northeasterly margin of Burton Valley Road; thence with the margin of the same, northwesterly 172.61 feet to the beginning of a curve; thence around said curve, northerly 39.17 feet to the margin of General Lowrey Drive; thence with the margin of the same, northeasterly 172.76 feet to the point of beginning.

Being the same property conveyed to the Estate of Christine Fly, deceased, by Substitute Trustee's Deed from David M. Anthony, Substitute Trustee, of record as Instrument No. 20031113-0166197, Registers office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/19/03 12:20 2pgs
Fees:13.00 Taxes:1039.70

20031119-0168819

unimproved ( )
This is improved (X) property, known as 4702 Langston Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 18th day of November, 2003

Estate of Christine P. Fly
Marsha F. Dishi, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Marsha F. Disher**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged herself to be the Executrix for the **Estate of Christine P. Fly** and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as Marsha F. Disher, Executrix of the Estate of Christine P. Fly.

Witness my hand, at office, this 1st day of , 2003.

NOTARY PUBLIC

My Commission Expires: June 24, 2004

