WARRANTY DEED

R-FAM-03-0709

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Tonya M. Mimms
Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(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
Tonya M. Mimms	Franklin American Mortgage Co.	
709 Myrtle Street	(NAME) 501 Corporate Centre Drive, Suite 400	82-8-201
(ADDRESS) Nashville, Tennessee 37206	(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 SUCCESSFUL SURVIVORS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA M. MIMMS MARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of McNish's Subdivision of the McFerrin 6 1/4 acre tract, of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description thereof.

Being the same property conveyed to Successful Survivors by deed from Joseph N. Dietzen, III unmarried dated 1/31/03 and filed for record 2/3/03 as Instrument No. 20030203-0014785, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 709 Myrtle Street, Nashville, Tennessee 37206
(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 26th day of November, 2003.

Successful Survivors
BY: N. Curtis Bryant, Executive Director

Davidson County DEEDWARR
Recvd: 12/03/03 15:53 2pgs
Fees:13.00 Taxes:377.40
20031203-0174164

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Charles Smith, a Notary Public within and for said County and State aforesaid, personally appeared ~~[illegible]~~ Nicarts Bryant with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director of the Successful Survivor, the within named bargainor, and corporation, and that he as such Executive Director being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Executive Director.

Witness my hand and official seal at Nashville, TN on this the 20 day of Nov, 2003.

NOTARY PUBLIC

My Commission Expires: 1/27/04

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903