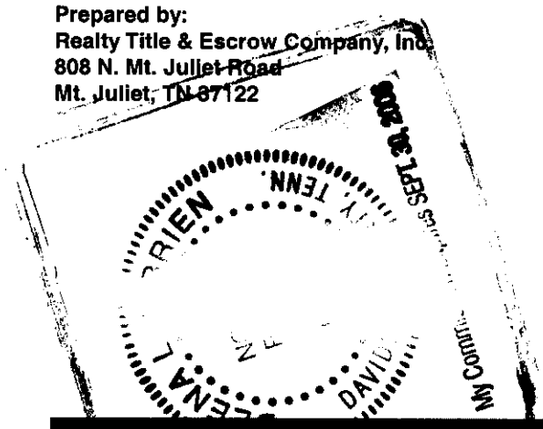
Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $124,500.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me, this 22 day of January, 2004.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Tony S. Mallory 757 Tulip Grove Road/#1402 Hermitage TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr., Suite 400 Franklin, TN 37067	75-12-0C-8

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark R. Simpson, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Tony S. Mallory, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee being Unit No. 1402 on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, of record in Instrument No. 20000107-0002402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mark R. Simpson, by deed from Fox Ridge Homes, Inc., date 09-29-00, of record in Instrument No. 20001009-0100005, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 757 Tulip Grove Road, #1402 Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 01/27/04 09:20 2pgs
Fees:13.00 Taxes:460.65
20040127-0010091

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 22 day of January, 2004.

Mark R. Simpson

Mark R. Simpson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark R. Simpson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22 day of January, 2004.

Robbin Teasley

Notary Public

My Commission expires 11/27/06

