WARRANTY DEED

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD CO.

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 2004

Notary Public

MY COMMISSION EXPIRES: 2.8.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Security Escrow & Title Co., 750 Old Hickory Blvd. S-165, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Gaskins (NAME)	Franklin Mortgage Funding (NAME)	128-14-216
8103 Stacy Square Court (ADDRESS)	25800 Northwestern Hwy # 875 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (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, Connie R. Pratt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Gaskins, a single man and Jennifer Sattory, a single woman

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:

LAND in Davidson County, Tennessee, being Lot No. 10-A on Plan of Zone Lot Division of Stacy Square Townhouses, Stacy Square, Section 7, of record in Book 5200, page 467, amending Book 5200, page 438, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 8103 Stacy Square Court, Nashville, Tennessee 37221 (128/14/216).

BEING THE SAME PROPERTY conveyed to Connie R. Pratt, unmarried by deed dated 10/30/00 of record in Book 20001101, page 0108506, in the aforesaid Register's Office.

Davidson County DEEDWARR
Recvd: 02/05/04 11:23 2pgs
Fees:13.00 Taxes:373.70

20040205-0014132

unimproved ( )
This is improved (X) property, known as 8103 Stacy Square Court, Nashville, Tennessee 37221
(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 day of

Connie R. Pratt by Regina E. Johnson Atty in fact
Connie R. Pratt, unmarried

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie R. Pratt, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE.
COUNTY OF Williamson

Before me, Quenn Cavnar a Notary Public within and for the State and County, personally appeared _____ Regina E. Johnson, as attorney - in- fact for Connie R. Pratt, with whom I am personally acquainted or proved to me on the basis of satisfactory information and made oath that he/she as such attorney in fact with full power and authority to do so. He/she executed the foregoing instrument as his/her free act and deed for the purposes therein contained.

Quenn Cavnar
Notary Public

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007