

My Commission Expires JULY 21, 2007

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2004.

Notary Public
My commission expires:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Adam T. Romary 1106 Montrose Ave. Nashville TN 37204	Franklin American Mgt. Co. 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	118-1-121

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, Armando DeSousa, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Adam T. Romary unmarried, and Stephanie A. Schlanger, unmarried as tenants in common with right of survivorship, hereinafter called the Grantees, their 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 Lot No. 117 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Armando DeSousa by deed from Greater Christ Temple Church, Inc. of record in Book 9936, Page 660, 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 1106 Montrose Ave., Nashville, TN 37204

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.

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 February, 2004.

Armando DeSousa

Davidson County DEEDWARR
Recvd: 02/20/04 08:32 2pgs
Fees:13.00 Taxes:732.60
20040220-0019545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Armando DeSousa, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 18th day of February, 2004.

Notary Public

My Commission expires: 3-14-05