FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Margaret A. Dunnaway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/16/04 10:03 2pgs
Fees:13.00 Taxes:314.13

20040316-0029682

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret A. Dunnaway	Franklin American Mortgage Co.	Map 106
356 Glenrose Ave.	501 Corporate Center Drive, Suite 400	Group 13
Nashville, TN 37210	Franklin, TN 37067	Parcel 62

FOR AND IN 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 Dallas Ray Farmer and wife, Brenda Farmer hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Margaret A. Dunnaway, unmarried 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:

BEING Lot No. 8, on the Plan of Redd Heights, of record in Plat Book 2331, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Less and Except the following described property of record in Book 8575, Page 69, said Register's Office, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of Redd Heights, of record in Book 2331, Page 105, Register's Office for Davidson County, Tennessee.

RIGHT OF WAY EASEMENT: Beginning at a point on the existing right of way line of Glenrose Avenue; said point also being on the line between Jesse M. Randolph (L.E.) and Alice F. Wilson (as described on Map 106-13, Parcel 63 of the Property Map and Record System of Davidson County, Tennessee) and Dallas Ray Farmer, Et Ux (as described on Map 106-13. Parcel 62 of the Property Map and Records System of Davidson County, Tennessee); thence N 00 deg. 42' 09" W a distance of 3.54 feet along the line between Jesse M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Farmer, Et Ux (Parcel 106-13-62) to a point on the proposed right of way line of Glenrose Avenue; thence S 89 deg. 45' 31" E a distance of 93.19 feet along the proposed right of way line of Glenrose Avenue to a point on the existing westerly right of way line of CSX Transportation; thence S 14 deg. 35' 56" W a distance of 3.45 feet along the existing westerly right of way line of CSX Transportation to the intersection of the existing northerly right of way line of Glenrose Avenue with the existing westerly right of way line of CSX Transportation; thence N 89 deg. 53' 04" W a distance of 92.28 feet along the existing right of way line of Glenrose Avenue to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the proposed northerly right of way line of Glenrose Avenue, said point also being on the line between Jessie M. Randolph (L.E.) and Alice F. Wilson, (as described on Map 106-13, Parcel 63 of the Proposed Map and Records System of Davidson County, Tennessee) and Dallas Ray Farmer, Et Ux (as described in Map 106-13, Parcel 62 of the Property Map and Records System of Davidson County, Tennessee); thence N 00 deg. 42' 09" W a distance of 7.00 feet along the line between Jessie M. Randolph (L.E.) and Alice F. Wilson (Parcel 106-13-63) and Dallas Ray Farmer, Et Ux (Parcel 106-13-62) to a point; thence S 89 deg. 45' 31" E a distance of 95.10 feet to a point on the existing westerly right of way line of the CSX Transportation; thence S 14 deg. 35' 56" W a distance of 7.23 feet along the existing westerly right of way line of the CSX Transportation to the intersection of the proposed northerly right of way line of Glenrose Avenue with the westerly right of way line of the CSX Transportation; thence N 89 deg. 45' 31" W a distance of 93.19 feet along the proposed right of way line of Glenrose Avenue to the point of beginning. Said temporary construction easement to be abandoned upon completion of construction.

DRIVEWAY IMPROVEMENT: Additional temporary construction easement for proposed driveway construction shall be as follows: Along length of driveway - 13 feet and along width of driveway - 20 feet. Said additional temporary easement containing .006 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Dallas Ray Farmer by Quitclaim Deed from Sandra K. Farmer of record in Book 10977, Page 65, said Register's Office. See also deed of record in Book 7137, Page 647, said

Register's Office.

This conveyance is made subject to: (1) 2004 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 105, said Register's Office; and (3) Right of Way Deed and Easement of record in Book 8575, Page 67, said Register's Office.

The said Brenda Farmer joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 356 Glenrose Ave., Nashville, TN 37210

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 12th day of March, 2004.

Dallas Ray Farmer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dallas Ray Farmer and wife, Brenda Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.