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

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Nancy Satterfield
Affiant

Subscribed and sworn to before me, this 21 day of April, 2004.

Notary Public
My commission expires: 7-23-05

Davidson County DEEDWARR
Recvd: 04/23/04 11:25 2pgs
Fees:13.00 Taxes:410.70

20040423-0046329

Address of New Owner:	Send Tax Bills to:	Tax Information
Nancy Satterfield	Franklin American Mortgage Co	73-16-A-205.00CO
205 Cumberland Trace	501 Corporate Centre Dr	
Nashville TN 37214	Franklin, TN 37067	

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, Patsy Davenport, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Nancy Satterfield, unmarried, hereinafter called the Grantee, her 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 205, Cumberland Trace, of record in Plat Book 5200, page 724, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patsy Davenport by deed dated 4-4-03, from Sandy Craig Beasley, of record in Inst. No. 200304090047356, said Register's Office; being further conveyed to Thomas W. Beasley by deed dated 7-16-84, from Cumberland Trace Partnership, of record in Book 6342, page 12, said Register's Office; being further conveyed from Thomas W. Beasley by quitclaim deed to Sandy Craig Beasley, of record in Book 9543, page 584, said Register's Office.

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 205 Cumberland Trace, Nashville, TN 37214

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 21 day of April, 2004.

Patsy Davenport

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patsy Davenport, 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 21 day of April, 2004.

Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.