24-1149

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Space reserved for recording information:

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2004.

Notary Public

(Affix Seal)

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Preparer's File #-04D0296

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacob Benjamin Frank	Franklin American Mort. Co.	119-16-048.00
921 Drummond Drive	501 Corporate Centre Dr, Ste 400	
Nashville, Tennessee 37211	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JACOB BENJAMIN FRANK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 144 on the Plan of Battlewood, Section 2 of record in Book 1835, pages 95 and 96, Register's Office for said County. Said Lot Number 144 fronts 114.95 feet on the Westerly margin of Drummond Drive and extends back 219.70 feet on the Northerly line and 201.0 feet on the Southerly line to a dead line in the rear, measuring 96.0 feet thereon.

Being the same property conveyed to Christian Properties, Inc. by Warranty Deed from U S Bank National Association of record in Instrument No. 20040108-0003234, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **921 Drummond Drive, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **23rd** day of **April, 2004**:

Davidson County DEEDWARR
Recvd: 04/27/04 10:32 1pgs
Fees:13.00 Taxes:454.73
20040427-0047492

Brenda L. Greene
CHRISTIAN PROPERTIES, INC.

By: Brenda L. Greene

Title: Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Brenda L. Greene (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Assistant Secretary (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such Assistant Secretary (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Brenda L. Greene (Name), Assistant Secretary (Title).

Witness my hand and official seal at Brentwood, TN, this 23rd day of April, 2004.

Notary Public

My Commission Expires: 6-3-06

NOTARY PUBLIC AT LARGE