Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1139

Davidson County DEEDWARR
Recvd: 06/02/04 15:36 2pgs
Fees:13.00 Taxes:662.30
20040602-0064818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Whitman T. Alexander and wife, Rebecca H. Alexander**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa J. Kerpan and spouse, Nicholas J. Kerpan**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Revised Amber Hills Subdivision, as of record in Book 7900, Page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Whitman T. Alexander and wife, Rebecca H. Alexander by Warranty Deed dated July 10, 2000 of record in Instrument No. 20000919-0093282, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7925 Amber Hills Lane, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of May, 2004

Whitman T. Alexander

Rebecca H. Alexander

State of Tennessee)
County of Davidson)

On this 27th day of May, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Whitman T. Alexander and Rebecca H. Alexander, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 179,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of May, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Melissa J. Kerpan Amber Hills Lane Nashville, TN 37221	Franklin American Mortgage 501 Corporate Centre Drive #400 Franklin, TN 37064	156-1-A-29CO