20204

(3)
Box 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 465,000.00.

Affiant

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

Notary Public: ~~Devon J. Sutherland~~ Bobbie Cooper
My Commission Expires: ~~12/27/04~~ 3/26/05

Davidson County DEEDWARR
Recvd: 06/30/04 10:14 2pgs
Fees:13.00 Taxes:1720.50
20040630-0077567

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Raymond A. Hensler 204Carden Avenue Nashville, TN 37205	Franklin American Mortgage Corp.	104-13-52

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Gregory J. Lawler and wife, Camille H. Lawler**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Raymond A. Hensler, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

*and wife Kindy K. Hensler, as tenants by the entirety

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bransford Realty Co's Subdivision of certain lots in Whitland Realty Co's Subdivision of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same proprety conveyed to Gregory J. Lawler and wife, Camille H. Lawler by Warranty Deed from Eric J. Bently and wife, Leah Krauth Bently date May 31, 2000 and recorded on June 5, 2000, of record in Instrument No. 200006050055401, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **204 Carden Avenue, Nashville, TN 37205**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 18th day of June, 2004

Gregory J. Lawler by: Tonya H. Rush ~~his~~ Atty-in-Fact
his Atty-in-Fact

Camille H. Lawler by: Tonya H. Rush ~~her~~ Atty-in-Fact
her Atty-in-Fact

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 Tonya H. Rush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of GREGORY J. LAWLER, as his Attorney in Fact, as the free act and deed of the within named GREGORY J. LAWLER. Witness my hand and official seal this 18th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 12/27/2004

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

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 TONYA H. RUSH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of CAMILLE H. LAWLER, as her Attorney in Fact, as the free act and deed of the within named CAMILLE H. LAWLER. Witness my hand and official seal this 18th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 12/27/2004

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE