Davidson County DEEDWARR
Recvd: 07/08/04 15:35 2pgs
Fees:13.00 Taxes:724.83

20040708-0081523

WARRANTY DEED

G-KWR-04-4834

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Kate McGuinness
Affiant

Subscribed and sworn to before me, this 30th DAY OF June 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian McGuinness	Franklin American Mortgage	
4834 Briarwood Drive (ADDRESS)	(NAME) 501 Corporate Centre Drive, Suite 400 (ADDRESS)	147-5-4
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALLISON A. HINES AND DORIS HUDGENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN MCGUINNESS AND WIFE, KATE MCGUINNESS, 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, TN, Being Lot No. 559 on the Plan of Caldwell Hall, section Fourteen, of Record in Book 3300, Page 77, Register's Office for Davidson County. Tennessee.

Said Lot NO. 559 fronts 95 feet on the Northeasterly margin of Briarwood Drive and extends back 308.75 feet on the northwesterly line and 334.35 feet on the southeasterly line to a dead line in the rear measuring 126 feet thereon.

Being the same property conveyed to Allison A. Hines and Doris Hudgens by Trustees Deed dated November 25, 2003 and filed for record on November 25, 2003 in Instrument #20031125-0171313, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Mark R. Langolis and wife Robin A. Langolis, by Deed dated July 16, 1986 and filed for record on July 17, 1986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 1174, page 235; Book 3433, page 100; Book 3436, page 335; and Plat Book 3300, page 77, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4834 Briarwood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2004.

Allison A. Hines

Doris Hudgens

STATE OF Tennessee
COUNTY OF Davidson

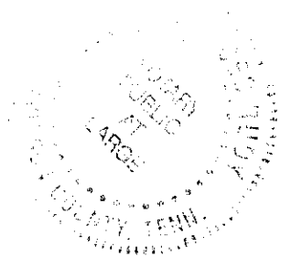
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison A. Hines and Doris Hudgens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903