BOX 15

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2004.

Notary Public
My commission expires: 1/26/2008

Davidson County DEEDWARR
Recvd: 07/28/04 15:11 2pgs
Fees:13.00 Taxes:962.00
20040728-0090535

02-0407-43288

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Akersloot, III 7108 Holt Run Drive Nashville TN 37211	New Owner Franklin American Mortgage 501 Corporate Centre Dr Franklin TN 37067	180-03-0-A- 073.00CO

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, Jason H. Moore and wife, Jennifer H. Moore, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Akersloot, III and wife, Angela Akersloot, hereinafter called the Grantees, their 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 Lot No. 35 on the Plan of Stone Creek Park, Section 2-B, a Planned Unit Development, of record in Plat Book 9700, Pages 793-794, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Jason H. Moore and wife, Jennifer H. Moore by deed dated 9/28/00 of record in Instrument No. 200010040098641, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

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 7108 Holt Run Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 23rd day of July, 2004.

Jason H. Moore

Jennifer H. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason H. Moore and Jennifer H. Moore, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of July, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC DAVIDSON COUNTY TENN My Commission Expires 09/04/2005