WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/04 08:18 2pgs
Fees:13.00 Taxes:1428.20

20040910-0109381

B-MFR-04-0301

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 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
Michael S. Kakassy	Franklin American Mortgage	
301 Avery Court	(NAME) 501 Corporate Centre Drive, Suite 400	160-16-B-45 CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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 VINCENT R. PEACH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL S. KAKASSY AND WIFE, Betty J. Kakassy, 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 No. 45 on the Plan of Brentwood Chase, Section One, Revision One, of record in Plat Book 9700, Pages 936 through 941, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vincent R. Peach, unmarried, by Deed dated February 19, 2002 and filed for record on February 22, 2002 in Instrument Number 20020222-0023086, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 936-941, Register's Office for said County.

Storm Water Detention Agreements of record in Book 11115, Pages 281 and 286, Register's Office for said County.

Homeowners Association Charter filed for record in Instrument Number 20000524-0051842, in the Register's Office for Davidson, Tennessee.

Drainage Easements of record in Deed Book 7902, Page 389; Water Main and Appurtenances of record in Book 8371, Page 320, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Instrument Numbers 20000531-0053798, 20000831-0086366, 20010614-0062685, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 301 Avery Court, Brentwood, Tennessee 37027
(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 August, 2004.

Vincent R. Peach

STATE OF Tennessee
COUNTY OF Davidson

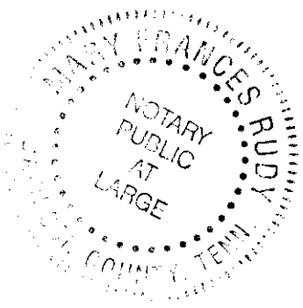
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent R. Peach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

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

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903