WARRANTY DEED

G-BHM-04-2281

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

John J. Savary
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

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
John J. Savary	Franklin American Mortgage	
2281 Luster Road (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	017-00-0 328.00
Goodlettsville, Tennessee 37072 (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 LEONARD LESLIE GRAHAM, JR. AND WIFE, MARTHA J. GRAHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN J. SAVARY AND WIFE, TANYA M. SAVARY, 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:

See Exhibit "A"

unimproved ( )
This is improved (X) property, known as 2281 Luster Road, Goodlettsville, Tennessee 37072
(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 September, 2004.

Leonard Leslie Graham, Jr.

Martha J. Graham

Davidson County DEEDWARR
Recvd: 10/12/04 15:32 3pgs
Fees:18.00 Taxes:1036.00

20041012-0123055

COUNTY OF Davidson

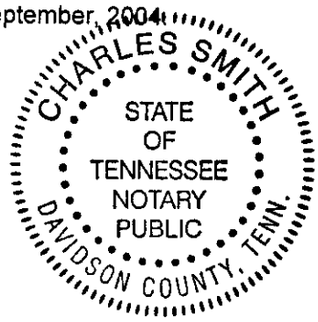
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard Leslie Graham, Jr. and Martha J. Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

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

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT NO. 2 ON THE UNRECORDED SURVEY OF THE REDDING SUBDIVISION DATED MARCH, 1990, BY DAVID A. DEMERICK, REGISTERED LAND SURVEYOR, NO. 1219, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF LUSTER ROAD, A CORNER TO T. R. TOMES, ET UX, (SAID POINT BEING ON A CURVE HAVING A DELTA ANGLE OF 47 DEGREES 24 MINUTES 09 SECONDS, A RADIUS OF 506.36 FEET AND A TANGENT OF 222.3 FEET FOR A LENGTH OF 310.0 FEET TO A POINT; THENCE, NORTH 7 DEGREES 35 MINUTES 55 SECONDS EAST 141.93 FEET TO AN IRON PIN MARKING THE CORNER OF THE PROPERTY CONVEYED TO LOGAN OF RECORD IN BOOK 4533, PAGE 555, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE); THENCE, WITH SAID MARGIN OF LUSTER ROAD IN A SOUTHWESTERLY DIRECTION ON A CURVE HAVING A DELTA ANGLE OF 47 DEGREES 24 MINUTES 09 SECONDS, A RADIUS OF 506.36 FEET, A TANGENT OF 222.3 FEET AND A LENGTH OF 111.7 FEET TO A POINT; THENCE SOUTH 55 DEGREES 00 MINUTES 04 SECONDS WEST 95.76 FEET TO AN IRON PIN; THENCE, NORTH 73 DEGREES 43 MINUTES 51 SECONDS WEST 1,105.56 FEET TO AN IRON PIN IN THE LINE OF THE PROPERTY OF HARRIES OF RECORD IN BOOK 6134, PAGE 711, SAID REGISTER'S OFFICE; THENCE, WITH THE LINE OF HA
RRIES NORTH 32 DEGREES 35 MINUTES 52 SECONDS EAST 80.0 FEET TO AN OAK TREE; THENCE, NORTH 79 DEGREES 00 MINUTES 32 SECONDS EAST 397.65 FEET TO AN IRON PIN; THENCE, SOUTH 67 DEGREES 24 MINUTES 38 SECONDS EAST 861.41 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEONARD LESLIE GRAHAM, JR. AND WIFE, MARTHA J. GRAHAM BY WARRANTY DEED FROM JERRY FINLEY AND WIFE, DIANA FINLEY, RECORDED THE 20TH DAY OF JULY, 1990 IN DEED BOOK 8157, PAGE 119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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