Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $163,200.00

Affiant

Subscribed and sworn to before me, this 24 day of February, 2005.

Notary Public
My commission expires: 5-28-06

05-0502-62066

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Thuma	Franklin American Mortgage	73-13-0-084
1724 Welcome Lane	501 Corporate Centre Dr. Suite #400	
Nashville TN	Franklin, TN 37067	

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, Mary Ann Bar-or, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia Lynn Gibson-Thuma and husband, Michael Steven Thuma, 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. 126 on the plan of Section II, Henderson Gardens, of record in Plat Book 2900, Page 101, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Bar-or and husband, Jacob Bar-or by deed from Charles H. Scalf and wife, Jean W. Scalf, dated 3/9/98, recorded 3/10/98, of record in Book 10831, Page 178, Register's Office for Davidson County, Tennessee; and being further conveyed to Mary Ann Bar-or by Order of the Eigth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 04D2, of record in Instrument No 20050228-0021472, Register's Office for Davidson County, Tennessee.

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 1724 Welcome Lane, Nashville, TN

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.

Davidson County DEEDWARR
Recvd: 02/28/05 10:52 2 pgs
Fees:13.00 Taxes:603.84
20050228-0021473

WITNESS my hand this 23 day of February, 2005.

Mary Ann Bar-or

Mary Ann Bar-or

STATE OF GA
COUNTY OF TIFT

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ann Bar-or, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in TIFTON, 23 day of February, 2005.

Margie A. Leonard

Notary Public

MARGIE A. LEONARD
Notary Public, Tift County, Georgia
My Commission Expires Jan. 7, 2007

My Commission expires

MARGIE A. LEONARD NOTARY PUBLIC TIFT COUNTY GA