WARRANTY DEED

G-CB-05-404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-30-05
(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
Lisa A. Docktor	Franklin American Mortgage	
404 Longhunter Court (ADDRESS)	(NAME) 501 Corporate Centre, #400 (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	135-11-C 39.00 CO

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 TERA OLDS F/K/A TERA TODD AND HUSBAND, DEAN OLDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA A. DOCKTOR AND WILLAM J. DOCKTOR AND WIFE, PAULETTE DOCKTOR, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Unit No. 39, NASHBORO VILLAGE - TRACT 18, as shown on plat of record in Plat Book 9700, page 968 and amended in Plat Book 11700, page 48 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tera Todd, a single person, by Warranty Deed from Westminster Homes of Tennessee, Inc., recorded the 31st day of December, 2001 in Instrument No. 20011231-0144992 and re-recorded on March 30, 2005 in Instrument No. 20050330-0034401, Register's Office of Davidson County, Tennessee. Tera Todd having since married and is now known as Tera Olds. Dean Olds joins in this instrument for the purpose of conveying and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 9700, page 968 and amended in Plat Book 11700, page 48; Book 11703, page 581and Book 11703, page 621, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 404 Longhunter Court, Nashville, Tennessee 37217
(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 31st day of March, 2005.

Tera Olds f/k/a Tera Todd

Dean Olds

Davidson County DEEDWARR
Recvd: 04/11/05 10:11 2 pgs
Fees:13.00 Taxes:521.70
20050411-0039477

STATE OF Tennessee
COUNTY OF Davidson

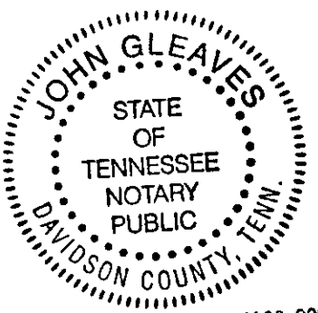
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tera Olds f/k/a Tera Todd and Dean Olds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 31st day of March, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903