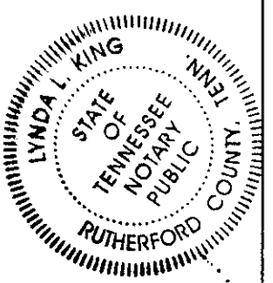
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 5/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Sharpe (NAME)	Franklin American Mortgage (NAME)	MAP & PARCEL
2922 McCampbell Avenue (ADDRESS)	501 Corporate Centre Dr., St.400 (ADDRESS)	096-06-0-093.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jon Erik Edmondson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Sharpe, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Lot No. 148, on the Plan of Cloverhill, Section No. I, as shown on survey and plat of same appearing of record in Plat Book 2083, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to John Erik Edmonson, married, by deed dated December 6, 1999, from Leonard Macias and wife, Leanne Macias, as shown of record as Instrument #199912090301523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2145, page 262, and Book 1583, page 423, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Jill Edmondson joins in the execution of this Warranty Deed to convey any and all marital interest she may have in and to the said property.

Davidson County DEEDWARR
Recvd: 06/03/05 09:59 2 pgs
Fees:13.00 Taxes:364.45

20050603-0063142

unimproved ( )
This is improved (X) property, known as 2922 McCampbell Avenue, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 31st day of May, 2005

Jon Erik Edmondson

Jill Edmondson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon Erik Edmondson, married and Jill Edmondson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro _____, Tennessee, this 31st day of May, 2005.

Commission expires 5-21-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

LINDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public