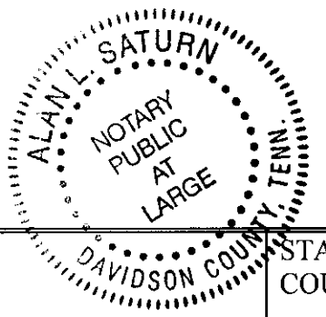
FILE NO. SP43939
FILE BOX "7"



Davidson County DEEDWARR
Recvd: 06/27/05 12:17 3 pgs
Fees:18.00 Taxes:1004.55
20050627-0073501

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $271,500.00

Robert O Dunavant
Affiant

Subscribed and sworn to before me, this 10th day of June, 2005.

Notary Public

My Commission Expires: 7/29/2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Daniel & Melanie D. Dunavant	Franklin American Mtg. Co.	104-05-0 357.00
303 West End Place	501 Corporate Centre Dr. #400	
Nashville, TN 37205	Franklin, TN 37067	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER WADE CARDWELL AND WIFE, MARCIE A. CARDWELL,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto ROBERT AND ~~DANIEL~~ **DUNAVANT AND WIFE, MELANIE D. DUNAVANT,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 269 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee, also being part of Lot No. 269 in the Richland Realty Company's First Addition to Subdivision "B", plan of record in Book 332, page 174, said Register's Office, described according to a survey made by John Wilkes, Civil Engineer, April 1, 1929, as follows:

Beginning on the westerly margin of Park Circle at a point 130 feet north of the northerly margin of Central Avenue; thence with the westerly margin of said Circle, northwardly 45 feet to the corner of Lots No. 269 and 270; thence with the line between said two lots, westwardly 134 feet to the corner of Lots No. 268 and 269; thence with the line between Lots No. 268 and 269, southwardly 43 feet; thence eastwardly 127.8 feet to the beginning.

Being the same property conveyed to Christopher Wade Cardwell by deed from Sidney Gaines Berry II and wife, Tracy P. Barry, of record in Book 11727, page 267, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 92; and Book 332, page 174, Register's Office for Davidson County, Tennessee.

This is improved property known as 303 West End Place, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of June, 2005.

Christopher Wade Cardwell

Marcie A. Cardwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER WADE CARDWELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2005.

Notary Public

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCIE A. CARDWELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2005.

Notary Public

GEORGE V. CRAWFORD III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007