Davidson County DEEDWARR
Recvd: 08/25/05 15:38 2 pgs
Fees:13.00 Taxes:1063.75

20050825-0101959

WARRANTY DEED

G-RA-05-1809

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

Subscribed and sworn to before me this 15th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

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
Merrick C. Francis	Franklin American Mortgage	
1809 Sweetbriar Avenue (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	117-4-60
Nashville, Tennessee 37212 (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 ELIZABETH A. ALEXANDER AND HUSBAND, ADAM T. ROSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MERRICK C. FRANCIS, 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 LOT NO. "D" ON THE PLAN OF SWEETBRIAR, AS OF RECORD IN BOOK 1835, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. "D" FRONTS 75 FEET ON THE SOUTHERLY SIDE OF SWEETBRIAR AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH A. ALEXANDER BY WARRANTY DEED FROM HUSSEIN J. HUSSEIN AND WIFE, BARUAGO (MARYAN) B. YONIS, RECORDED ON THE 21ST DAY OF OCTOBER, 1997 IN DEED BOOK 10652, PAGE 490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Adam T. Ross joins in this instrument for the purpose of conveying any and all marital interest in and to said property.-

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

unimproved ( )
This is improved (X) property, known as 1809 Sweetbriar Avenue, Nashville, Tennessee 37212
(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 15th day of August, 2005.

Elizabeth A. Alexander

Elizabeth A. Alexander

Adam T. Ross by Elizabeth Alexander, attorney-in-fact

Adam T. Ross by Elizabeth Alexander,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

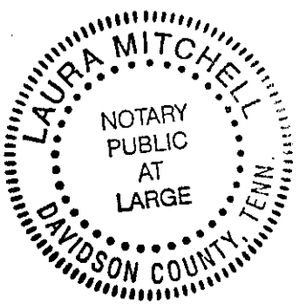
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 15th day of August, 2005.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



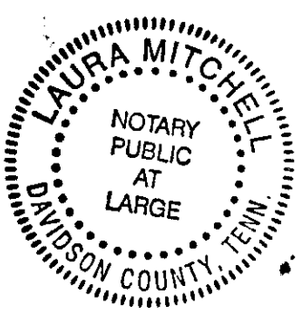
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth A. Alexander, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Adam T. Ross and acknowledged that he/she executed the same as the free act and deed of the said Adam T. Ross.

Witness my hand and official seal at
Nashville, Tennessee
on this the 15th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5/28/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903