Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2005. (Affix Seal) Notary Public My Commission Expires: 1-22-09

WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

Preparer's File #-05H0575

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melvin B Scates	FRANKLIN AMERICAN MORTGAGE CO.	71-15-33
221 Lucille Street	501 CORPORATE CENTRE DR, # 400	
Nashville, Tennessee 37207	FRANKLIN, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto MELVIN B SCATES AND WIFE, JACQUELINE SCATES 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:

Being Lot No. 61 on the Plan of Eastmoreland, said plan being of record in Book 161, page 170, Register's Office for Davidson County, Tennessee., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christian Properties, Inc. by Warranty Deed from Lawrence E. Hall and wife, Freda A. Hall of record in Instrument Number 20050224-0020355, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **221 Lucille Street, Nashville, Tennessee 37207**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **23rd** day of **September, 2005**:

Davidson County DEEDWARR
Recvd: 10/03/05 10:31 1 pgs
Fees:13.00 Taxes:295.63
20051003-0118300

CHRISTIAN PROPERTIES, INC.

By: Van Christian

Title: President

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II (Name),President (Title).

Witness my hand and official seal at Brentwood, TN, this 23rd day of September, 2005.

Notary Public

My Commission Expires: 7/17/06