Davidson County DEEDWARR
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Fees:13.00 Taxes:399.60
20060104-0000938

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Donald N McLeod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2006

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald N. McLeod	Franklin American Mortgage Co.	Map 162
320 Bart Drive	501 Corporate Center Drive, Suite 400	Group 03-0
Antioch, TN 37013	Franklin, TN 37067	Parcel 129

FOR AND IN 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

Charles M. Gregory, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald N. McLeod, 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:

BEING Lot No. 287 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 287 fronts 84 feet on the northerly side of Bart Drive and extends back 100 feet on the westerly line and 155.8 feet on the easterly line to a dead line measuring 111.58 feet thereon.

Being the same property conveyed to Charles M. Gregory by Quitclaim Deed from Carol J. Gregory, of record in Book 10611, Page 72, Register's Office for said County. See also deed of record in Book 5670, Page 451, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4562, Page 949, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 4460, Page 58, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 320 Bart Drive, Antioch, TN 37013

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 3rd day of January, 2006.

Charles M. Gregory

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Gregory, 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 Nashville, Tennessee, this 3rd day of January, 2006.

My Commission Expires: 1/24/09

Notary Public



FILE BOX 45