FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 99

Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas V. Boyd	Franklin Mortgage Funding, Inc.	MAP 136-10
(NAME)	(NAME)	
505 Castlegate Drive	25800 North Western Hwy Ste 875	PARCEL 6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Southfield, MI 48075	
(CITY) (STATE) (ZIP)	(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, John H. Argo and wife, Linda M. Argo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas V. Boyd, 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. 151 on the Plan of the Re-Subdivision of Lot 151 and Reserve Parcel 7, Section 1, Castlegate, of record in Plan Book 4595, Page 187, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John H. Argo and wife, Linda M. Argo by deed from Phillip F. Gatto and wife, Glenda Gatto, of record in Book 4999, Page 169, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4649, Page 295, Register's Office for said County.

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

06553441

REFERENCE

99 DEC -3 PM 2:33

REGISTER DAV. TN.

unimproved ( )
This is improved (X) property, known as 505 Castlegate Drive, Nashville, TN 37217
(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 our hand s this 5th day of November, 19 99

John H. Argo

Linda M. Argo

11/03/99 0101 03CHECK 432.80

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 John H. Argo and wife, Linda M. Argo

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of November 1999.

Commission expires January 26, 2002

Marie Bradford
Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

BOOK 11735 PAGE 859

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0065344

REFERENCE

99 NOV -8 PM 2:33

FILED
DAVIDSON CO. TN.

CAMT	114000.00
CON TX	421.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	432.80
CHECK	432.80

11/08/99 01 14:34 0001 9100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536826