WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 99

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Cary Parnell	Franklin Mortgage Funding, Inc.	MAP 53-13
(NAME)	(NAME)	
1509 Joe Pyron Drive	25800 Northwestern Hwy.#875	PARCEL 90
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, Ronald W. Ayers and Donna Darlene Ayers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwight Cary Parnell and Virginia L. Parnell

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:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Kimbolton, Phase I, of record in Book 6900, Pages 276, 277 and 278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Ronald W. Ayers and wife, Donna Darlene Ayers, by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8630, Page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7265, page 655, Book 7464, page 969 and Book 7470, page 126, Register's Office for Davidson County, Tennessee, notes, easements and building setback lines, if any, as may be set forth on the Plan of Kimbolton, Phase I, of record in Book 6900, page 276, 277 and 278, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 DEC -1 PM 2:35
REGISTER
DAVIDSON COUNTY, TN

HOLD FOR REFERENCE

06627744

unimproved ( )
This is improved (X) property, known as 1509 Joe Pyron Drive, Madison, TN 37115
(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 29th day of November 19 99

Ronald W. Ayers

Donna Darlene Ayers

12/01 0101 03CHECK 534.55

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 Ronald W. Ayers and Donna Darlene Ayers, ~~husband~~ and wife

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 Madison, Tennessee, this 29th day of November, 19 99

Commission expires March 23, 2002

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 _____

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

0662744

BOOKING REFERENCE

99 DEC -1 PM 2:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11764 PAGE 24

CAMT	
	141500.00
CON TX	523.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	534.55
CHECK	534.55

12/01/99 01 14:36 0001 7053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544658