B8?1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **4TH DAY OF FEBRUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Instr:200002100013637 Page: 1 OF 2
REC'D FOR REC 02/10/2000 10:53:01AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $479.15

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin T. Owens	**Franklin Mortgage Funding, Inc.**	**150-828**
(NAME)	(NAME)	
3437 Country Ridge Dr.	**25800 Northwestern Hwy., #875**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Richard M. Smith and wife Amy D. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin T. Owens, 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:

Land in Davidson County, Tennessee, being Lot No257 on the Plan of The Country, Section 7-A, of record in Plat Book 6250, Page 308, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard M. Smith and wife, Amy D. Smith by deed of record in Book 8638, Page 961, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Richard M. Smith and Amy D. Smith by Joan Leebrick as their Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property, known as **3437 Country Ridge Dr., Antioch, TN 37013**
(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 **my/our hand(s)** this **4th day of February, 2000**.

Richard M. Smith by Joan Leebrick attorney-in-fact
Richard M. Smith

Amy D. Smith by Joan Leebrick attorney-in-fact
Amy D. Smith

On this 4th day of February, 2000 before me personally appeared Joan Leebrick, the person who executed the foregoing instrument on behalf of Richard M. Smith and Amy D. Smith, and acknowledged that they executed the same as the free act and deed of the said Richard M. Smith and Amy D. Smith, through Power of Attorney granted her, by the said Richard M. Smith and Amy D. Smith.

Notary Public

Commission Expires: 2-18-01

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.