WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Eric Majors
Affiant

Subscribed and sworn to before me, this 18th DAY OF February, 2000.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 2-3-2002
(AFFIX SEAL)

Instr:200002230017929 Page: 1 OF 2
REC'D FOR REC 02/23/2000 3:07:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

N-CMB-00-0443

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Majors	Franklin Mortgage Funding, Inc	
2846 Buena Vista Pk	(NAME) 25800 Northwestern Hwy. #875	070-02-O-36.01
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Southfield, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WADE L. PHELPS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC MAJORS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being parts of Lots Nos. 13 and 15 of Sarah McIntosh Subdivision of certain lots in the Old Daniel Young Tract of land in the old 23rd District of said County, a plan of which is of record in Book 332, page 71, Register's Office for Davidson County, Tennessee, descibed as follows:

Beginning on the easterly margin of the New Buena Vista Highway 150 feet southerly from the southerly margin of Stoker Lane; thence in a northeasterly direction 250 feet; thence in a southerly direction 53 feet, more or less, to a point; thence south 81° 25' west 250 feet to the easterly margin of said Highway; thence with said Highway north 23° east 50 feet to the point of beginning.

BEING a part of the same property conveyed to Wade L. Phelps by deed from Dorothy W. Smith and husband, Vernon R. Smith by deed dated March 15, 1989 and filed for record March 29, 1989 in Book 7803, page 117, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2846 Buena Vista Pk, Nashville, Tennessee 37218
(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 18th day of February, 2000.

Wade L. Phelps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Wade L. Phelps , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2000.

My Commission Expires:

9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 18th day of February, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138