40-A

WARRANTY DEED

Instr:200002280019349 Page: 1 OF 2
REC'D FOR REC 02/28/2000 3:49:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $341.88

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 20.00

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Marino P. Francisco (NAME)	FRANKLIN mortgage Funding Inc (NAME)	162-12-A 52.00CO
313 Brittany Park Place (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Southfield MI 48075 (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, Carlton Enterprises, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marino P. Francisco

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. 52 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carlton Enterprises, Inc., a Tennessee corporation, by deed from R. David McDowell, R. Dennis McDowell, First American Company, N.A. as Trustees of trusts created under the Last Will and Testament of Robert A. McDowell and Marilyn Patricia Cobb McDowell and Baltz Brothers Packing Company, D.I.P., a Tennessee corporation and R. David McDowell, as agent, of record in Book 9242, page 133, and Book 8128, page 85, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988, annexed by Book 11398, page 4, and Book 10772, page 988; Agreement of record in Book 9938, page 753; Deeds of record in Book 10021, page 60 and Book 10789, page 173; Boundary Plat of record in Plat Book 7900, page 998; Plan of record in Book 9700, page 796; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 313 Brittany Park Place, 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 hand this Feb. 22 day of 2000

Carlton Enterprises, Inc., a Tennessee corporation
By: Dale Jones for Carlton Enterprises
Dale Jones, Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Dale Jones_____ and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____Authorized Agent_____ and _____ respectively of the _____Carlton Enterprises, Inc._____ the within named bargainor, and corporation, and that _____he_____ as such _____Authorized Agent_____ 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 _____Dale Jones_____ as such _____Authorized Agent_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Brentwood, Tennessee_____ on this the _____22nd_____ day of _____Feb._____, _____2001_____ .

My commission expires _____5/27/2001_____

_____
Notary Public