Instr:200006020054895 Page: 1 OF 1
REC'D FOR REC 06/02/2000 9:03:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $440.30

WARRANTY DEED

Preparer's File #PARKER-00E0223

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Patricia H. Parker
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 31st DAY OF MAY, 2000.

W. Aaron Fortner
(Affix Seal) Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Patricia H. Parker	Franklin Mortgage Funding, Inc.	150-05-252
2933 Mossdale Drive	25800 Northwestern Hwy., #875	
Antioch, Tennessee 37217	Southfield, MI 48075	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, VAN E. CHRISTIAN, II AND WIFE, STEPHANIE CHRISTIAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PATRICIA H. PARKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 274 on the Plan of Cherry Hills, Section VI, of record in Plat Book 4300, page 176, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Van E. Christian, II and Stephanie Christian by deed from Secretary of Housing and Urban Development of record in Instrument No. 200004130037299, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as **2933 Mossdale Drive, Antioch, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **31st** day of **May, 2000**:

Van E. Christian, II

Stephanie Christian

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, W. Aaron Fortner, a Notary Public in and for said County and State, the within named VAN E. CHRISTIAN, II AND WIFE, STEPHANIE CHRISTIAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May, 2000.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN