WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: 5-02-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Collier (NAME)	Franklin Mortgage Funding Inc (NAME)	124
3354 Pugh Road (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	68
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	4D 21755

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, Harry L. Boner and wife, Shirley M. Boner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Collier and wife, Virginia Collier

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:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to and being identified as Tract 3 on an unrecorded survey by J Bruce Rainey, Registered Land Surveyor dated July 17, 1981 (Job No 81-132) as follows:

Beginning at an iron pin on the southerly margin of Pugh Road, said point of beginning being the northeast corner of this tract and also being 620.0' West of the original northeast corner of the Belinda City Inc property of which this is a part and the northwest corner of the John Woodroof land of record in Deed Book 319, page 287, ROWC, TN; thence leaving the margin of said Pugh Road S 05 deg 58'47" W 665.84 feet to an iron pin; thence S 81 deg 48'32" E 330.24 feet to an iron pin; thence S 05 deg 58'47" W 110.00 feet to an iron pin; thence N 83 deg 32'39" W 550.00 feet to an iron pin; thence N 25 deg 02'45" W 171.51 feet to an iron pin; thence N 08 deg 39'16" E 630.04 feet to an iron pin on the southerly margin of the aforesaid Pugh Road; thence with the southerly margin of said Road (25 feet 1 South of the centerline) 83 deg 32'39" E 279.00 feet to the point of beginning.

Being the same property conveyed to Harry L. Boner and wife, Shirley M. Boner by deed from John A Payne and wife, Penny E Payne of record in Book 6272, page 824, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3354 Pugh Road, Hermitage, Tennessee 37076
(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 25th day of July, 2000

Harry L. Boner

Shirley M. Boner

Instr:200008100079176 Page: 1 OF 2
REC'D FOR REC 08/10/2000 7:58:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $715.95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry L. Boner and wife, Shirley M. Boner

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 Brentwood, Tennessee, this 25th day of July, 2000.

Commission expires 5-02-01

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 _____, _____.

My commission expires _____

Notary Public