Instr:200008240083652 Page: 1 OF 2
REC'D FOR REC 08/24/2000 8:48:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $512.45

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Willie J. Stuart
Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2000.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 9-9-03
(AFFIX SEAL)

ET-00-0575

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

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:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Willie J. Stuart and Phyllis D. Stuart, husband and wife, joint tenants with rights of survivorship	Franklin Mortgage Funding, Inc	
(NAME)	(NAME)	
141 Brian Circle	25800 Northwestern Hwy. #875	173-04-0-A-046.0000
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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 JAMES HAMPTON AND WIFE, VIRGINIA HAMPTON AND JANET LYNN JONES, AN UNMARRIED PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIE J. STUART AND PHYLLIS D. STUART, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Oak Highlands Subdivision, Phase 1, as of record in Plat Book 6900, Page 432 through 435, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

***

This conveyance is subject to Restrictions of Record in Book 7301, Page 273 as amended in Book 7350, Page 24 and in Book 7367, Page 587, said Register's office.

This conveyance is subject to a Stormwater Detention Agreement of record in Book 7189, Page 389 and a Utility Anchor Easement of record in Plat Book 6900, Page 432, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 141 Brian Circle, Antioch, Tennessee 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 14th day of August, 2000.

James E Hampton
James Hampton

Janet Lynn Jones
Janet Lynn Jones

Virginia L. Hampton
Virginia Hampton

***Being the same property conveyed to Janet Lynn Jones, an unmarried person and James E. Hampton by deed of record in Book 8866, page 435, said Register's Office. Virginia Hampton, wife of James E. Hampton, joins in this conveyance for the purpose of conveying any marital interest she may have in said property.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James Hampton, married and Virginia Hampton*, 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 Antioch, Tennessee, this 14th day of August, 2000.

*and Janet Lynn Jones

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

Beverly J. Heatherly
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 14th day of August, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122