WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES: May 2, 2001
(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
Jerry Chaffin (NAME)	Franklin Mortgage Funding Inc (NAME)	54-9
3214 Lakeshore Drive (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	32
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	LW 05210

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, Richard G Fuller and wife, Marcella D Fuller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Chaffin, married

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 part of Lot No 10 on the Plan of Dabbs & Elliott property known as Dupontonia as of record in Plaat Book 843, page 56 in the Register's Office of Davidson County, Tennessee and more particularly described according to a survey by RL Montoya Land Surveying Inc dated January 22, 1998.

Beginning at an iron rod in the southwest margin of Lakeshore Drive as presently located, the northeast corner of Lot No 11 on said plan; thence S 78 deg 38 min 39 sec West 272.60 feet to an iron rod, this being the common line between Parcel 32 and 33, Metro Tax Map 54-9 TAODC, Tennessee; thence N 6 deg 33 min 39 sec East 322.78 feet to an iron rod; thence with a curve to the right in the south margin of Lakeshore Drive, having a radius of 297.20 feet, and a length of 304.94 feet to an iron rod; thence S 10 deg 10 min 00 sec East 73.60 feet to the point of beginning, containing 56,014.69 square feet or 1.286 acres, more or less.

Being the same property conveyed to Richard G Fuller and wife, Marcella D Fuller by deed dated 4/7/00 from Jerry Harlan Chaffin and wife, Anna Ruth Chaffin of record as Instrument No 200004170038202, Register's Office for Davidson County, Tennessee. Also by deed dated 5/26/99 from Doris Ann Oakley Rand to Jerry Harlan Chaffin and wife, Anna Ruth Chaffin and Richard G Fuller and wife, Marcella D Fuller in Book 11542, page 230, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3214 Lakeshore Drive, Old Hickory, Tennessee 37138
(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 23rd day of March, 2001

Richard G Fuller

Marcella D Fuller

Davidson County DEEDWARR
Recvd: 03/29/01 08:23 2pgs
Fees:11.00 Taxes:1054.50

20010329-0030077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard G Fuller and wife, Marcella D Fuller

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 23rd day of March, 2001.

Commission expires May 2, 2001

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