WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/01 15:58 2pgs
Fees:13.00 Taxes:536.13
20011102-0120084

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2002 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00
Angie M. Allinder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angie M. Allinder (NAME)	Franklin Mortgage Funding (NAME)	64-15A-2C0
705 Sweetwater Circle (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	4D94423
Old Hickory, TN 37138 (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, Kenneth Andrew Elkins, Jr. and wife, Amy Elizabeth Elkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angie M. Allinder and husband, David W. Allinder

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. 2 on the Plan of Revision One, Section One, Plantation Walk, of record in Book 7900, Page 697, corrected in Book 9432, Page 449, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth Andrew Elkins, Jr. and wife, Amy Elizabeth Elkins on January 19, 1995 by deed from Phillips Builders, Inc. of record in Book 9576, page 365, Register's Office, Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 9231, page 719, Book 9315, page 723, Book 9432, page 449, Book 9547, page 904, said Register's Office.

unimproved ( )
This is improved (X) property, known as 705 Sweetwater Circle, Old Hickory, TN 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 26th day of October, 2001

Kenneth Andrew Elkins, Jr.

Amy Elizabeth Elkins

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 Kenneth Andrew Elkins, Jr. and wife, Amy Elizabeth Elkins

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 Goodlettsville, Tennessee, this 26th day of October, 2001.

Commission expires 11/27/04

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

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