WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,900.00
Jacqueline Dyball
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 2001
Notary Public
MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

ROBERTSON COUNTY

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
Jacqueline Dyball (NAME)	Franklin Mortgage Funding Inc (NAME)	120 14 5
1244 Currey Road (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	2DA 16810
Nashville, Tennessee 37217 (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, Andrea R Coles and Bruce W Horncastle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline Dyball and Clemente Luna (Both Single)

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:

Being Lot 199, Airport Estate Annex of record in Book 1130, page 88 and amended in Book 1942, page 477, said register's Office.

Being the same property conveyed to Andrea R Coles and Bruce W Horncastle by deed from Michael W Spears and wife, Sheila K Spears dated 3/22/95 of record in Book 9626, page 388, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1432, page 540, Book 1942, page 477, Book 5993, page 888 and Book 9502, page 408, said Register's Office.

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

Avigation easement in Book 9502, page 408, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/05/01 08:18 2pgs
Fees:13.00 Taxes:432.53
20011105-0120759

unimproved ( )
This is improved (X) property, known as 1244 Currey Road, Nashville, Tennessee 37217
(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 31st day of October, 2001

Andrea R Coles

Bruce W Horncastle

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 Andrea R Coles and Bruce W Horncastle

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 31st day of October, 2000.

Commission expires 4/26/05

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