01

Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $251,000.00

Affiant

Subscribed and sworn to before me this 31st day of October, 2001.

Notary Public
My commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Address of New Owner:	Send Tax Bills to:	Tax-Information
Clair I. Hargrove & Lisa D. Byrd	Franklin Mtg. Funding	142-11-175
196 Hicks Road	2603 Elm Hill Pike, Suite G	
Nashville TN 37221	Nashville, TN 37214	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Woodside, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Clair I. Hargrove as to a 35% undivided interest and Lisa D. Byrd as to a 65% undivided interest, hereinafter called the Grantees, their successors 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. 10 on the Final Plat of Woodside Subdivision of record in Plat Book 9700, page 435, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Together with an access over the private road as set out on the plat of record in Plat Book 9700, page 435, said Register's Office.

Being a part of the same property conveyed to Woodside, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ayers-North America, L.L.C., A Tennessee limited liability company of record in Book 10423, page 298, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 196 Hicks Road, Nashville, TN 37221

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/08/01 12:18 2pgs
Fees:13.00 Taxes:928.70
20011108-0122853

WITNESS my hand this 31st day of October, 2001.

Woodside, LLC

By: _____
Mohsen Malakouti
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state,Moshen Malakouti with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Chief Manager of Woodside, LLC, the within named bargainor, and that he is authorized by Woodside, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 31st day of October, 2001.

_____
Notary Public

My Commission expires 11/30/04

CAROL R [illegible]
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TN
MY COMMISSION EXPIRES NOVEMBER 30, 2004