WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
47
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

James Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2001

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
Bertie Jo Whitaker
My Commission Expires
October 15, 2001
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-7324-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Phillips, a single man (NAME)	Franklin Mortgage Funding (NAME)	MAP 41-11
3920 Sussex Road (ADDRESS)	25800 Northwestern Hwy #875 (ADDRESS)	PARCEL 43
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	12D39860

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, Tommy P. Ezzell and wife, Kathy M. Ezzell and J. L. Ezzell and wife, Thelma L. Ezzell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Phillips, a single man and Sherrica Otey, a single woman

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. 324 on the Plan of Bellshire Estates, Section A, as of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tommy P. Ezzell, unmarried and J. L. Ezzell and wife, Thelma L. Ezzell by deed from William T. Martin and wife, Marcie M. Martin of record in Book 8980, Page 838, Register's Office for Davidson County, Tennessee.

Kathy M. Ezzell, spouse of Tommy P. Ezzell, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

J. L. Ezzell executes this instrument as Attorney-in-Fact on behalf of Tommy P. Ezzell, pursuant to the Power of Attorney recorded in Instrument No. 20020103-0001068, Register's Office for Davidson County, Tennessee.

J. L. Ezzell executes this instrument as Attorney-in-Fact on behalf of Kathy M. Ezzell, pursuant to the Power of Attorney recorded in Instrument No. 20020103-0001069, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/03/02 13:16 2pgs
Fees:13.00 Taxes:384.43

20020103-0001070

unimproved ( )
This is improved (X) property, known as 3920 Sussex Road, Nashville, TN 37207
(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 27th day of December 2001

Tommy P. Ezzell
Tommy P. Ezzell
By: J. L. Ezzell
J. L. Ezzell, Attorney-in-fact

J. L. Ezzell
J. L. Ezzell

Kathy M. Ezzell
Kathy M. Ezzell
By: J. L. Ezzell
J. L. Ezzell, Attorney-in-fact

Thelma L. Ezzell
Thelma L. Ezzell

DCTN01WC

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 J. L. Ezzell and wife, Thelma L. Ezzell 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 27th day of December, 2001.

My Commission Expires:_____ NOTARY PUBLIC AT LARGE Bertie Jo Whitaker My Commission Expires October 25, 2003 STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. L. Ezzell to me known to be the person who executed the foregoing instrument in behalf of Tommy P. Ezzell and Kathy M. Ezzell, and acknowledged that he executed the same as the free act and deed of the said Tommy P. Ezzell and wife, Kathy M. Ezzell

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of December, 2001.

My Commission Expires:_____ NOTARY PUBLIC AT LARGE Bertie Jo Whitaker My Commission Expires October 25, 2003 STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____