Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

return to:

ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $91,500.00

Karen T. Erwin
Affiant

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES February 22, 2004

Subscribed and sworn to before me this 13th day of May, 2002.

Lola A Taylor
Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax-Information
Francisco Orillana	Franklin Mtg. Funding	149-11-0-A
1309 Rice Hill Circle	25900 Northwestern Hwy #815	049.00 CO
Antioch TN 37013	Southfield, MI. 48075	

SPECIAL 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, Beneficial Tennessee, Inc., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Francisco Orillana, 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. 49 on the Plan of Rice Hill, Phase 3, of record in Book 6900, Page 292, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed from Richard J. Meyers, Substitute Trustee, dated January 22, 2002, recorded in Instrument No. 20020125-0010908, Register's Office for said County.

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 1309 Rice Hill Circle, Antioch, TN 37013

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. Grantors covenant with Grantees that Grantors are lawfullyseised 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor, but no further or otherwise.

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 my hand this 13th day of May, 2002.

Beneficial Tennessee, Inc.

By: _____
Ashley M. Bean
Asst. Vice President
its Asst. Vice President

Davidson County DEEDWARR
Recvd: 06/03/02 11:12 2pgs
Fees:13.00 Taxes:338.55

20020603-0066615

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley M. Bean, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Asst. Vice President of Beneficial Tennessee, Inc., the within named bargainor, and that she is authorized by Beneficial Tennessee, Inc. to execute this instrument on its behalf.

Witness my hand in Pomona, CA, this 13th day of May, 2002.

Notary Public

My Commission expires 2/5/05

CECILIA TORRES
Commission # 1293215
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2005

Send Tax Bills to:
Same