Davidson County DEEDWARR
Recvd: 07/24/02 10:27 2pgs
Fees:13.00 Taxes:332.63
20020724-0088772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HOOPER NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolanda Upton	Franklin Mortgage Funding, Inc	Map: 094-03-0-013.00
(NAME)	(NAME)	
2830 Barclay Drive	25800 Northwestern Hwy #875	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Southfiledf, MI 48075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, TIMOTHY S. RENNIE AND WIFE, TRACY R. RENNIE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto YOLANDA UPTON, unmarried, 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 all of Lot No. 22, SECTION ONE - FORTLAND PARK, as shown by plat appearing of record in Plat Book 2663, page 61, as corrected by a Certificate of Correction in Book 2799, page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tracy R. Rennie by Last Will and Testament of James S. Exum, deceased, of record in Will Book 171, page 809, Probate Court for Davidson County, Tennessee, and further conveyed to Timothy S. Rennie and wife, Tracy R. Rennie by Quitclaim Deed of record in Book 11316, Page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2753, page 612; and, any and all matters as shown on the plan of record in Plat Book 2663, page 61, as corrected by a Certificate of Correction in Book 2799, page 43; all of record in said Register's Office.

Unimproved ( )
This is improved (X) property, known as 2830 Barclay Drive, Nashville, TN 37206
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 19th day of July, 2002.

Timothy S. Rennie

Timothy S. Rennie

Tracy R. Rennie

Tracy R. Rennie

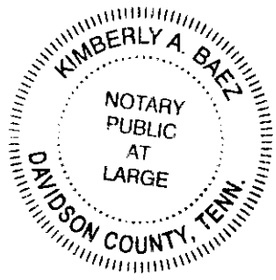
STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Timothy S. Rennie and wife, Tracy R. Rennie who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of July, 2002.

Kimberly A. Baez
Notary Public



My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064