Prepared by:
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Attorney at Law
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Davidson County DEEDWARR
Recvd: 10/29/02 15:04 2pgs
Fees:13.00 Taxes:324.86

20021029-0132472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,800.00

Affiant

Subscribed and sworn to before me, this 21st day of October 2002.

Notary Public
My commission expires: 04/20/05

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharon McCallum	Franklin Mortgage Funding, Inc	19-133
416 Elgin Street	25800 Northwestern Hwy. #875	133-01-0 300.00
Nashville TN 37211	Southfield, MI 48075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dorothy Williams hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sharon McCallum hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 117 on the Plan of Sunrise Heights Addition a plan of which is recorded in Book 421 page 2 Register's Office for Said county.

Said Lot No. 117 fronts 50 feet on the northerly side of Elgin Street and runs back between the easterly margin of Keystone Avenue a line parallel thereto and 50 feet distance thereform 184.7 feet on the westerly sdie of said lot, and 184.2 feet on the easterly side thereof to a 15 foot alley on which said lot abuts 50 feet, more or less.

Being the same property conveyed to Dorothy Williams by will of Wilford James Tucker who died December 4, 1998 and his Last Will and Testament appearing in Will Book 11 page 150 Clerk & Master's Office for Robertston County and by executor's quitclaim deed of record in Book 11537 page 512 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Sunrise Heights Section 1 of record in Book 421 Page 2 Register's Office for Davidson County, Tennessee

This property is improved property known as 416 Elgin Street, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 21st day of October, 2002.

Dorothy Williams

Dorothy Williams

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 Dorothy Williams, 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 21st day of October, 2002.

Notary Public

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission expires: 04/20/03

FILE NO: 03597