WARRANTY DEED

Return to:
All Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph (615) 883-7543 Fax (615) 883-7542

Davidson County DEEDWARR
Recvd: 07/02/03 11:42 2pgs
Fees:13.00 Taxes:304.88

20030702-0091468

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2003

NOTARY PUBLIC AT LARGE (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 5-20-06

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy R. Carter (NAME)	Franklin Mortgage Funding, Inc. (NAME)	81-2-52
1730 McKinney Avenue (ADDRESS)	25800 Northwestern Highway, #875 (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	

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, Lara Y. Batey, a married woman and Freddie K. Batey, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy R. Carter, an unmarried 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, TN, being in Lot No. 128 in the Buena Vista Heights Addition to Nashville of record in Book 161, page 19, said Register's Office. Said Lot No. 128 fronts 50 feet on the north side of Spring Street and runs back between parallel lines 140 feet, more or less, to an alley. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Lara Y. Batey and Freddie K. Batey, Jr. by Cash deed from Mel Martinez, Secretary of Housing and Urban Development dated November 5, 2002 of record as Instrument No. 20021217-0155614, Register's Office for Davidson County, Tennessee. Said property was further conveyed from Mathis L. Martin, dated October 23, 2001 of record as Instrument No. 20020514-0058788 and from Lorenzo D. Wright recorded August 9, 2000 as Instrument No. 200008090079124, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is investment property, therefore no homestead rights were acquired or need be conveyed.

This is improved (X) unimproved ( ) property, known as 1730 McKinney Avenue, Nashville, Tennessee 37208
(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 30th day of June, 2003

Lara Y. Batey, a married woman
Freddie K. Batey, Jr., unmarried
By: Lara Y. Batey - Atty in fact
Lara Y. Batey, Attorney-in-fact

Freddie K. Batey Jr.

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 Freddie K. Batey, Jr., unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2003.

Commission expires 3-27-04

Notary Public

LINDA B. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County 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, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 30th day of June, 2003, personally appeared before me, Lara Y. Batey, 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 the "attorney-in-fact" of Freddie K. Batey, Jr. and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 30th day of June, 2003

My commission expires _____

Notary Public