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This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/02/03 14:06 2pgs
Fees:13.00 Taxes:458.80
20030702-0091638

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Elliott Morrison & Latonda Bell 4981 Algonquin Trail Antioch, TN 37013	Franklin Mortgage Funding, Inc. 25800 Northwestern Hwy, Ste. 875 Southfield, MI 48075	162-03-0-398.00

WARRANTY DEED

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, I, **Zeke Swindle**, an unmarried man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Elliott Morrison,** an unmarried man, and **Latonda Bell,** an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 70 of the Haywood Hills Subdivision, Section 5, as shown by a map of record in Plat Book 4675, pages 143-144, RODC, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Zeke Swindle, unmarried, by deed from First Union Home Equity Bank, N.A., of record in Instrument No. 20030123-0009588, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. All matters on the plan of record in Book 4675, pages 143 and 144, said Register's Office.
3. Restrictive Covenants of record in Book 4882, page 842, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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 successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This improved property is known as: 4981 Algonquin Trail, Antioch, TN 37013.

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WITNESS MY HAND this 20th day of June, 2003, in Franklin, Tennessee.

ZEKE SWINDLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Zeke Swindle, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20th day of June, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $124,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 20th day of June, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 5/19/07

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