WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2003

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003

Notary Public

MY COMMISSION EXPIRES:
STATE OF TENNESSEE (AFFIX SEAL)

G-1178-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Atty., 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Watts (NAME)	Franklin Mortgage Funding, INC (NAME)	MAP 71-4
2604 Jones Avenue (ADDRESS)	25800 Northwestern Hwy # 875 (ADDRESS)	PARCEL 64
Nashville, TN 37207 (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, Audney L. Rhoten and wife, Rachel L. Rhoten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita Watts

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 Lot No. 323 on the Map of Joywood Heights, Section 2, of record in Book 1130, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 323 fronts 60 feet on the west side of Jones Avenue and runs back between lines 193 feet on the north line and 192.8 fet on the south line, to a dead line on which it measures 60 feet.

Being the same property conveyed to Audney L. Rhoten and wife, Rachel L. Rhoten by deed from Earl M. Hatcher and wife, Georgia S. Hatcher of record in Book 7091, Page 34, Register's Office for Davidson County, Tennessee.

Rachel L. Rhoten executes this instrument as Attorney-in-Fact on behalf of Audney L. Rhoten, pursuant to the Power of Attorney recorded in Instrument No. 20030818-0119599, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/18/03 17:07 2pgs
Fees:13.00 Taxes:310.43

20030818-0119600

unimproved ( )
This is improved (X) property, known as 2604 Jones Avenue, Nashville, TN 37207
(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 27th day of May, 2003

Audney L. Rhoten
By: Rachel L. Rhoten
Rachel L. Rhoten, Attorney-in-fact

Rachel L. Rhoten

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel L. Rhoten

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of May, 2003.

Commission expires _____

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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 Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel L. Rhoten, to me known to be the person who executed the foregoing instrument on behalf of Audney L. Rhoten, and acknowledged that she executed the same as the free act and deed of said Audney L. Rhoten.

Witness my hand and official seal at office, this 27th day of May, 2003.

Notary Public

My Commission expires: _____

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE