Davidson County DEEDWARR
Recvd: 09/04/03 14:19 2pgs
Fees:13.00 Taxes:348.55

20030904-0128778

WARRANTY DEED

R-OSM-03-2521

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,203.00

Affiant

Subscribed and sworn to before me this 27th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

DEENA L. O'BRIEN NOTARY PUBLIC MY COMM. EXP. 8/2006 AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Denning	Franklin Mortgage Funding	
2521 Slaydon Drive (ADDRESS)	25800 Nortwestern Hwy #875 (NAME) (ADDRESS)	72-1-112
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Southfield, MI 48075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROYALTY PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN A. DENNING AND GRACE S. DENNING,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *husband and wife

Being Lot No. 637, on the Plan of Shepardwood Section 6, of record in Plat Book 6900, Page 753, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Royalty Properties, LLC by Warranty Deed from Coretha A. Batey dated 7-30-02 and filed for record on 7-31-02 in Instrument Number 200207310092007, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 2521 Slaydon Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 27th day of August, 2003.

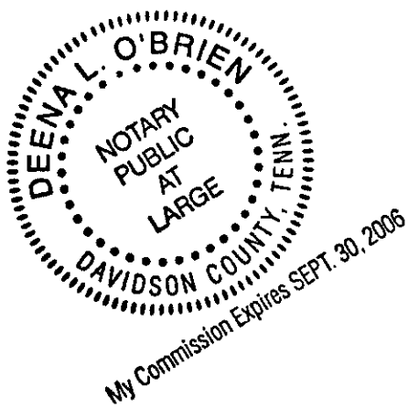
Royalty Properties, LLC
by: Sean Queen, Chief Manager

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sean Queen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of Royalty Properties, LLC, the within named bargainer, a limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes thereing contained, by signing the name of the limited liability company by Sean Queen as Chief Manager.

Witness my hand and official seal this 27th day of August 2003.

My Commission Expires:

Deena L. O'Brien
Notary Public



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903