WARRANTY DEED

CLAD WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell Mitchell (NAME)	Franklin Mortgage Funding, Inc. (NAME)	MAP 58-14
109 Queens Lane (ADDRESS)	25800 Northwestern Hwy # 875 (ADDRESS)	PARCEL 51
Nashville, Tennessee 37218 (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, The Walker Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell Mitchell and wife, Ester Mitchell

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:

Property located at: 109 Queens Ln, Davidson County, Nashville, TN 37218 AND:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Enchanted Hills Subdivision, Section X, as of record in Book 4460, page 39, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to The Walker Group, LLC on 10-03-02, by deed from Van H. Phillips, Jr unmarried, filed for record on 10-23-02, in Instrument No. 200210230130074, Register's Office for Davidson County, Tennessee.

~~A survey will be required, or in lieu of current survey, a prior survey made within the past 10 years will be accepted provided no additional improvements have been made.~~

This conveyance is suject to: (1) All matters appearing on the Plan of record in Plat Book 4460, page 39, said Register's Office, including any restrictions ancillary thereto. (2) zoning regulations (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 10/09/03 10:13 2pgs
Fees:13.00 Taxes:762.20

20031009-0149972

This is unimproved ( ) improved (X) property, known as 109 Queens Lane, Nashville, Tennessee 37218
(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 my hand this 30th day of September 2003

The Walker Group, LLC
BY: Eric B. Walker, President

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 The Walker Group, LLC

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

Commission expires _____

C Waters
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Chad Waters, a Notary Public within and for the State and County aforesaid, personally appeared Eric Walker, President and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the President and _____ respectively of the The Walker Group the within named bargainor, and corporation, and that he as such President 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 Eric Walker as such President, and attesting the same by the said Eric Walker as such President.

Witness my hand and official seal at office at Davidson CO. Tennessee on this the 30th day of Sept., 2003.

My commission expires _____

C Waters
Notary Public

CHAD WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005

EOM