STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever ~~is greater~~ or this transfer is $65,000.00.

Affiant

Victoria S. Mensah
Notary Public No. 01ME6099581
Qualified in Bronx County
State of New York
Commission Expires 09/29/2007

Subscribed and sworn to before me this 30th day of ~~April, 2004~~.

Notary Public

My Commission Expires: 09/29/07

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Claude A. Byrum and Lisa E. Byrum, husband and wife (NAME)	SAME (NAME)	52-2-246
5047 Seymour Hollow Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN. 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Franklin Credit Management Corporation ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Claude A. Byrum and Lisa E. Byrum, husband and wife, ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30, on the plan of Rainbow Terrace, Section 3, as shown on plat of record in Plat Book 2133, Page 20, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Franklin Credit Management Corporation, by Deed of Record as Instrument No. 200401290010995, dated January 13, 2004, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Davidson County DEEDWARR
Recvd: 05/04/04 10:59 2pgs
Fees:13.00 Taxes:240.50
20040504-0050478

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 30th day of April, 2004.

Franklin Credit Management Corporation

By: _____

(Name) (Title)

By: DEWAYNE CHIN EVP, SERVICING

(Name) (Title)

This is __improved property known as 328 Randy Road, Madison, TN 37115.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named DEWAYNE CHIN (title) for Franklin Credit Management Corporation, 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 EVP (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2004.

My Commission Expires: 09/29/07

_____
Notary Public

Victoria S. Mensah
Notary Public No. 01ME6099581
Qualified in Bronx County
State of New York
Commission Expires 09/29/2007

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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