THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Return To: Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-252-2665
#1078

Our File Number: 17961B

MAP/GROUP/PARCEL: 081-07-0/429.00

Davidson County DEEDWARR
Recvd: 05/05/04 15:15 2pgs
Fees:13.00 Taxes:342.25
20040505-0051614

NEW OWNER'S NAME AND ADDRESS:
Sekou & Tené Franklin
1921 11th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
~~New Owner~~ Americas Wholesale Lender
P.O. Box 660694, Dallas, TX 75266-0694

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SYLVIA CURRY, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto SEKOU M. FRANKLIN AND TENE FRANKLIN, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Williams and Valentino's Subdivision of Lot Numbers 3 and 4 of the Woodard Property, as of record in Plan Book 2, Page 33,Chancery Court at Nashville, Tennessee, for said County, to which plan reference is hereby made for a more complete description.
>
> The subject property is commonly known as 1921 11TH AVENUE NORTH, Nashville, TN 37208.
>
> BEING the same property conveyed to Grantors herein by deed of record in Instrument No. 20031205-0175161, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Sylvia Curry
SYLVIA CURRY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SYLVIA CURRY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of April 2004.

NOTARY PUBLIC

My Commission Expires:
4-2004



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $92,500.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of April 2004.

NOTARY PUBLIC

My Commission Expires:
4-2004

