Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 383-5882 Fax: (615) 883-7543

PUBLIC AT LARGE MY COMMISSION EXPIRES:	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$124,900.00~~. Affiant Subscribed and sworn to before me, this the 20th day of August, 2004. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Darlene Olawumi	**Michigan Fidelity Acceptance Corp dba Franklin Mortgage Funding, Inc.**	**133-16-143.00**
298 Tampa Drive	**25800 Northwestern Highway Ste 875**	
Nashville TN 37211	**Southfield MI 48075**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Wilma S Hart

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

Darlene Olawumi and Dwayne Olawumi, wife and husband

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:

Being Lot No. 136 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, and described as follows:

Beginning on the northeasterly margin of Tampa Drive, at the corner of Lots 135 and 136; thence with the line between said lots, northeasterly 92 feet to the corner of Lots 115, 135 and 136; thence with the line between Lots 115 and 136, northwesterly 103 feet to the southeasterly margin of Citrus Drive; thence with the same, southwesterly 93 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, southeasterly 30.5 feet to the northeasterly margin of Tampa Drive; thence with the margin of the same, southeasterly 85 feet to the beginning.

Being the same property conveyed to Wilma S Hart, with Life estate reserved for James M Hart by Deed from Richard L Albert, Trustee, dated 08/20/1979, of record in Book 5487, page 134, Register's Office for Davidson County, TN. The said James M Hart now being deceased.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 2900, pages 149 and 150, Restrictions in Book 3221, page 445, for said county.

This is improved (__X__) Unimproved (____) property, known as **298 Tampa Drive, Nashville TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **20th** day of **August, 2004.**

Wilma S. Hart
Wilma S Hart

Davidson County DEEDWARR
Recvd: 08/24/04 15:58 2pgs
Fees:13.00 Taxes:462.13
20040824-0102428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Wilma S Hart,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **August, 2004.**

_____
Notary Public

My Commission Expires:_____