#85544
Box 13

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
David M. Kent 3937 Calumet Drive Antioch, Tennessee 37013	Franklin Mortgage Funding, Inc 25800 Northwestern Hwy Ste 875 Southfield, MI 48075	Map 150-14-A, Parcel 34.00 CO
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 09/22/04 13:01 3pgs
Fees:18.00 Taxes:466.20
20040922-0114095

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Karen B. Moore, married, formerly known as Karen M. Baggett-Moran and also formerly known as Karen M. Baggett** ("Grantor") has bargained and sold, and hereby transfers and conveys to **David M. Kent**, married ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; any and all existing easements and restrictions of record; the plan of record in Book 7900, Page 367, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 7566, page 664, as amended in Book 9751, page 72, Register's Office for Davidson County, Tennessee; Charter of Calumet Homeowner's Association, Inc. of record in Book 7572, page 594, as amended in Book 7682, page 567, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 7566, page 678, Register's Office for Davidson County, Tennessee; Storm water detention agreement of record in Book. 7538, page 676, Register's Office for Davidson County, Tennessee; any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

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

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as **3937 Calumet Drive Antioch, Tennessee 37013**.

EXECUTED this **3rd** day of **September, 2004.**

Karen B. Moore

Thomas L. Moore by Karen B. Moore, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karen B. Moore, 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 and seal, at office in Antioch, TN this 3rd day of September, 2004.

Notary Public

My Commission Expires

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Karen B. Moore, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the makers (or a constituent of the makers) and is authorized by the makers (or by their constituent, the constituent being authorized by the makers), to execute this instrument on behalf of the makers.

Witness my hand this 3rd day of September, 2004.

Notary Public

My Commission Expires:

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2008

Master:\Master\WarrantyDeed

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 45 on the Plan of Calumet, Phase II of record in Plat Book 7900, page 367, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Karen Baggett Moran and husband, James B. Moran from James T. McLean, Sr., unmarried by Warranty Deed dated June 6, 1995 and of record in Book 9694, page 832, said Register's Office. Further being the same property conveyed to Karen M. Baggett, formerly Karen M. Baggett-Moran from James B. Moran by Quitclaim Deed dated March 19, 1996 and of record in Book 10856, page 749, said Register's Office.

The said Karen M. Baggett, formerly Karen M. Baggett-Moran is now known as Karen B. Moore.

I, Thomas L. Moore, hereby join in this conveyance for the purpose of transferring any and all rights, marital or otherwise, in and to said property which I might have as the husband of Karen M. Baggett, formerly Karen M. Baggett-Moran, now known as Karen B. Moore.