Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnstown Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006
05-0408-61841

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
John H. Franklin	Primary Residential Mortgage,	95-05-0-A-034.00
6149 Hampton Hall Way	4750 West Wiley Post Way #200	
Hermitage TN 37076	Salt Lake City, Utah 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynette K. Teubner, now Mays, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John H. Franklin and wife, Kathy M. Franklin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the plan of Hampton Hall, Section 1, of record in Plat Book 9700, Pages 290 and 291, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynnette K. Teubner by deed from Peggy J. Curry, dated 7/31/01, recorded 8/14/01, of record in Instrument No. 20010814-0087443, Register's Office for Davdison County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6149 Hampton Hall Way, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/05/04 09:24 2pgs
Fees:13.00 Taxes:614.20
20041005-0119510

WITNESS my hand this 14th day of September, 2004.

Lynette K. Mays

Lynette K. Teubner, now Mays

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynette K. Teubner, now Mays, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Ocoee, FL, this 23 day of September, 2004.

Tennessee OLD.

Notary Public

My Commission expires: 8/2/05

[redacted]
Notary Public, State of Florida
My comm. expires Aug. 2, 2005
No. DD047221