Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn before me this the 19th of January, 2005.

Notary Public
My commission expires:

MARK BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/22/2006

Davidson County DEEDWARR
Recvd: 01/20/05 15:21 2 pgs
Fees:13.00 Taxes:370.00

20050120-0007629

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Danny Folston	MFAC d/b/a FMF	165-13-7
4732 Greystone St	25800 Northwestern Hwy, Ste 875	
Antioch, TN 37013	Southfield, MI 48075	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah A. McNamara and husband, Thomas Joseph Shamon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Danny Folston and wife, Mary A. Folston, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Peppertree Forest Subdivision, Revised, Section 1, of record in Plat Book 6900, page(s) 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH A. MCNAMARA, by deed from RICHARD J. MCNAMARA, of record in Book 10150, page 405, dated August 5, 1996, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 4732 Greystone St, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 hand this the 19th of January, 2005.

Deborah A. McNamara

Thomas Joseph Shamon by Deborah A. McNamara, his attorney-in-fact

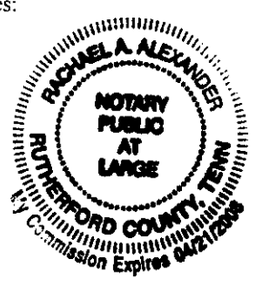
Thomas Joseph Shamon by
Deborah A. McNamara, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah A. McNamara, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th of January, 2005.

My commission expires:



Rachael A. Alexander
Notary Public

State of Tennessee
County of Davidson

On this 21st day of January, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Deborah A. McNamara with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Joseph Shamon, by Specific Power of Attorney dated January 7, 2005, and who acknowledged that he executed the same as the free act and deed of Thomas Joseph Shamon.

Witness my hand and official seal of office this 21st day of January, 2005.

My Commission Expires:

Rachael A. Alexander
Notary Public

