WARRANTY DEED

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Francis Wayne Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005

Notary Public

MY COMMISSION EXPIRES: 7/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title and Escrow, Inc., 1802 Williamson Court Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Wayne Webb	Michigan Fidelity Acceptance Corp dba Franklin Mortgage Funding, Inc.	025.00-086.00
(NAME)	(NAME)	
1128 Hitt Lane	25800 Northwestern Hwy, #845	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Southfield, MI 48075.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Alan E. Cardiel, Devisee of the Last Will and Testament of Helen Cardiel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis Wayne Webb, Unmarried, 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 Nos. 1 and 2 on the Plan of W. E. Watts Subdivision, as of record in Book 4200, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 113.85 feet on the north side of Hitt Lane and extends back 350 feet on the west line and 340.18 feet on the east line to a dead line and measures 116.8 feet thereon. Said Lot No. 2 fronts 116.33 feet on the north side of Hitt Lane and extends back 340.18 feet on the west line and 334.33 feet on the east line to a dead line and measures 116.8 feet.

Being the same property conveyed to Helen Cardiel by Deed from Gerene Cubbins Watts, dated and recorded October 23, 1969, in Book 4374, page 483, said Register's Office. The said Helen Cardiel having since died. Under the Last Will and Testament of Helen Cardiel, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, subject property was bequeathed to Alan E. Cardiel.

unimproved

This is improved ✓ property, known as 1128 Hitt Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this 15th day of April, 2005.

Alan E. Cardiel

Davidson County DEEDWARR
Recvd: 04/25/05 12:46 6 pg
Fees:33.00 Taxes:421.80

20050425-0045668

STATE OF TENNESSEE)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan E. Cardiel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11/24/07

BRAD GOODMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being Lot Nos. 1 and 2 on the Plan of W. E. Watts Subdivision, as of record in Book 4200, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 113.85 feet on the north side of Hitt Lane and extends back 350 feet on the west line and 340.18 feet on the east line to a dead line and measures 116.8 feet thereon. Said Lot No. 2 fronts 116.33 feet on the north side of Hitt Lane and extends back 340.18 feet on the west line and 334.33 feet on the east line to a dead line and measures 116.8 feet.

Being the same property conveyed to Helen Cardiel by Deed from Gerene Cubbins Watts, dated and recorded October 23, 1969, in Book 4374, page 483, said Register's Office. The said Helen Cardiel having since died. Under the Last Will and Testament of Helen Cardiel attached hereto property was devised to Alan E. Cardiel.

Last Will and Testament
of
HELEN CARDIEL

I, Helen Cardiel, of 1128 Hitt Lane, Goodlettsville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

FIRST: I direct that all my just debts, including my funeral expenses be paid by my Executor as soon as practicable after my death.

SECOND: I give, devise and bequeath to my son, Alan E. Cardiel, if he survives me, all the property, real, personal or mixed, and wherever located, of which I die seized and possessed.

THIRD: I hereby nominate, constitute and appoint my son, Alan E. Cardiel, Executor of this my Last Will and Testament. I direct that no bond or other security shall be required of my son for the faithful performance of his duties as such.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of Jan., 1983, at Nashville, Tennessee.

Helen Cardiel
HELEN CARDIEL

Signed, sealed, published and declared by the Testatrix, Helen Cardiel, to be her Last Will and Testament in the presence of all of us at one and the same time and we at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

Bobby Tucker
WITNESS

952 Clematis Dr
Nashville, Tenn

Ella Mae Ethridge
WITNESS

4425 Westlawn Dr B-103
Nashville Tn 37209

Helen Cardiel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Bobby Tucker and Ellie Mae Ethridge after being first duly sworn according to law, depose and say:

1. That they are adult citizens of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of Helen Cardiel dated Jan. 7, 1983, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix and in accordance with Tennessee Code Annotated 32-211.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament, in their sight and presence.

5. That at the time they witnessed said Will she was, in their opinion, of sound mind.

Bobby Tucker
WITNESS

Ellie Mae Ethridge
WITNESS

Sworn to and subscribed before me this the 7th day of Jan, 1983.

My commission expires:
My Commission Expires Jan. 22, 1984

Shelby J. Tucker
NOTARY PUBLIC

SHELBY J. TUCKER NOTARY PUBLIC DAVIDSON CO.

Helen Cardiel