Davidson County DEEDWARR
Recvd: 07/06/05 15:13 2 pgs
Fees:13.00 Taxes:294.15

20050706-0077694

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater or this transfer is $79,500.00

Affiant

TRUDY MILLINER NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

Subscribed and sworn to before me this 30th day of June, 2005.

Notary Public

My Commission Expires: 10/15/06

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan W. Mire and Ava C. Mire, husband and wife (NAME)	SAME (NAME)	51-8-5
1103 Gibson Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Franklin Credit Management Corporation ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto Jonathan W. Mire and Ava C. Mire, husband and wife ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 79, on the plan of Stratton Heights, as shown on plat of record in Plat Book 1835, Page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Franklin Credit Management Corporation, by Deed from I. Dyke Tatum, Substitute Trustee, dated April 1, 2005, of Record as Instrument #200504010035553, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

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

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 30th day of June, 2005.

Franklin Credit Management Corporation

FRANKLIN CREDIT MGMT. CORP.
8 HARRISON STREET
8TH FLOOR
NEW YORK, NY 10013
(PHONE) 212-925-8745
(FAX) 212-925-1971

By: _____
JOSEPH CAIAZZO
EXECUTIVE VICE PRESIDENT

This is _____improved property known as 1103 Gibson Drive, Madison, TN 37115.

STATE OF ~~TENNESSEE~~) New Jersey
COUNTY OF ~~Davidson~~) Morris

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Joseph Caiazzo EVP (title) for Franklin Credit Management Corporation, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 30th day of June, 2005.

My Commission Expires:
MARINA VITENSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 3, 2009

Notary Public

MARINA VITENSON NOTARY PUBLIC STATE OF NEW JERSEY

Prepared by and Return to:
Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066

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