BILL GARRETT, Davidson County
Trans:T20100040998 DEEDWARR
Recvd: 07/02/10 15:44 2 pgs
Fees:13.00 Taxes:218.30
20100702-0052406

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dale Smith
615 Nawakwa Trail
Madison, TN 37115

MORTGAGEE
Franklin Funding, Inc.
1108 Battlewood Street
Franklin, TN 37069

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 063-01-0
PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Franklin Funding, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dale Smith, 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:

Land in Davidson County, Tennessee, being part of Lot 1, Nawakwa Hills Annex of record in Plat Book 843, Page 64, Register's Office for said County described as follows:

Beginning at a point in the south margin of Nawakwa Trail, 735.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neelys Bend Road; thence North 66 deg. 13 min. East 105 feet to a point; thence extending back between two parallel lines, 198.73 feet to a dead line in the rear on which it measures 105.0 feet.

Being the same property conveyed to Franklin Funding, Inc. by Trustee's Deed from David G. Mangum, Trustee, dated May 21, 2010 and filed of record in Instrument No. 20100521-0039458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **615 Nawakwa Trail Madison, TN 37115.**

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 our hands this 25th day of June, 2010.

Franklin Funding, Inc.

By: _____
Filbert J. Martocci, President

STATE OF Tennessee
COUNTY OF Williamson

On this 24th day of June, 2010, before me personally appeared Filbert J. Martocci, to me known (or proved to me on the basis of satisfactory evidence), to be the President of Franklin Funding, Inc. and who executed the foregoing instrument as President of Franklin Funding, Inc. for the purposes therein contained in behalf of Franklin Funding, Inc.

Witness my hand and official seal this 24th day of June, 2010.

_____
NOTARY PUBLIC

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10-3-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $59,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 25th day of June, 2010.

_____
NOTARY PUBLIC

ASHLEY RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8/6/2013