WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JULY, 2010. NOTARY PUBLIC MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03553 SONG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Chun Song	same	14800012001
4801 Payne Road		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANKLIN FUNDING, INC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHUN SONG , MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4801 Payne Road, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 2nd day of July, 2010.

Franklin Funding, Inc
BY: _____
Filbert J. Martocci, Jr, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Filbert J. Martocci, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of FRANKLIN FUNDING, INC, the within named barganor, a corporation, and that Filbert J. Martocci, Jr, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of July, 2010.

Notary Public _____
My Commission Expires: 3/3/14

DUSTIN RAY SPAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100042003 DEEDWARR
Recvd: 07/09/10 09:11 2 pgs
Fees:13.00 Taxes:240.50
20100709-0053681

10-03553 SONG

EXHIBIT A - LEGAL DESCRIPTION

Land in the Second Civil District of Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4 and 5 on the Map of A.B. Grinstead, deceased, Subdivision of the Antioch Tract, as of record in Book 112, Pages 506 and 529, and Book 146, Page 438, and Book 3678, Page 203, Register's Office for said County, described as follows: Beginning at an intersection of the southerly line of Reeves Road and a line 40 feet northeast of and parallel with the center line of Louisville and Nashville Railroad Company's main tract, measured on a line at right angles therewith, thence in a southeasterly direction parallel with said center line, 865 feet, more or less, to a point; thence north 37 deg. 30' east with the southeast boundary of a conveyance of February 1, 1988, from A.J. Raper to the Nashville, Chattanooga, & St. Louis Railway, recorded in Book 112, page 504, Davidson County, records, 234.3 feet to a point; thence north 38 deg. west with the northeast lines of conveyances recorded in Book 172, page 543, Book 147, page 127, Book 146, page 437, and said Book 112, page 504, 628.8 feet more or less, to a point in said line of Reeves Road; thence south 89 deg. west with said line of Road, 304.2 feet to the point of beginning, containing 4.13 acres, more or less.

Being the same property conveyed to Leslie Cappama, a married man, by deed from Margarita Corona, a single woman, dated June 1, 2007 of record in 20070615-0071756, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Franklin Funding, Inc. by Substitute Trustee's Deed from Leslie Cappama and wife, Chun Ok Song dated March 16, 2009 of record in Instrument No. 20090317-0024057, Register's Office for Davidson County, Tennessee.

**This instrument was prepared using information provided by the grantor/grantee. No title search has been done*

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

b. Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.

c. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

d. Property taxes for the current year.