BILL GARRETT, Davidson County
Trans:T20100046079 DEEDWARR
Recvd: 07/28/10 09:12 2 pgs
Fees:13.00 Taxes:173.90
20100728-0059033

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

ADDRESS NEW OWNER
Steve Rainey
169 Philadelphia Road
Lebanon, TN 37087

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 063-01-0
PARCEL 035.00

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 **Steve Rainey, 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 southern margin of Nawakwa Trail, 850.13 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 Neely's Bend Road; thence north 66 degrees 13 minutes East 116 feet to a point; thence extending back between two lines 198.73 feet on the southerly line and south 16 degrees 40 minutes east 200.30 feet on the easterly line to a line in the rear on which it measures 91.2 feet.

Being the same property conveyed to Franklin Funding, Inc. by Trustee's Deed from David G. Mangum, Trustee, dated May 28, 2010 and filed of record in Instrument No. 20100528-0041490, 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, 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 **611 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 22nd day of July, 2010.

Franklin Funding, Inc.

By: _____
Filbert J. Martocci, Jr., President

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of July, 2010, before me personally appeared Filbert J. Martocci, Jr., 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 21st day of July, 2010.

_____
NOTARY PUBLIC

Julie S. Kirby
State of Tennessee Notary Public
Williamson, County

My Commission Expires: 1-21-2013

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 22nd day of July, 2010.

_____
NOTARY PUBLIC

ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.12