WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/11 12:23 2 pgs
Fees:13.00 Taxes:274.73
20110623-0048283

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $74,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 05/31/11

Notary Public

MY COMMISSION EXPIRES: 11/07/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LRCS
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jefferson Street United Merchants Partnership, Inc.	Jefferson Street United Merchants Partnership, Inc..	MAP/PAR 08103002600
(NAME)	(NAME)	
2143 18th Ave. N.	1215 9th Ave North	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Franklin Funding, Inc.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jefferson Street United Merchants Partnership, Inc.,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 20 and the southerly one-half of Lot No. 21 in the Buena Vista Heights Addition, a Plan of which is recorded in Plat Book 161, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 and said southerly one-half of Lot No. 21 adjoin and front together 75 feet on the west side of 18th Avenue North, formerly Salem Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to FRANKLIN FUNDING, INC., by deed from DAVID G. MANGUM, SUBSTITUTE TRUSTEE, of record as Instrument No. 20101112-0090663, dated November 12, 2010, said Register's Office

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.

EXECUTED this Day 05/31/11. 05/27/11

Franklin Funding, Inc.

BY: Filbert J. Martocci

STATE of Tennessee
COUNTY of Williamson

Before me the undersigned authority of the State and County aforesaid, personally appeared Filbert J. Martocci, Jr., President, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged himself to be the President of Franklin Funding, Inc., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and Official Seal this 27th day of May, 2011.

Franklin Funding, Inc.

My Commission Expires: 10-3-11

Dennis R. Spain
Notary Public

DENNIS R. SPAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

BY:

STATE of Tennessee
COUNTY of Williamson

Before me the undersigned authority of the State and County aforesaid, personally appeared Filbert J. Martocci, Jr., President, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged himself to be the President of Franklin Funding, Inc., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and Official Seal this ____ day of May, 2011.

Franklin Funding, Inc.

My Commission Expires: _____

Notary Public

Please return to

LRCS
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

BY:

STATE of Tennessee
COUNTY of Williamson

Before me the undersigned authority of the State and County aforesaid, personally appeared Filbert J. Martocci, Jr., President, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged himself to be the President of Franklin Funding, Inc., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and Official Seal this ____ day of May, 2011.

Franklin Funding, Inc.

My Commission Expires: _____

Notary Public

Please return to

LRCS
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 10 2012

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE