Davidson County DEEDWARR
Recvd: 10/20/04 13:37 2pgs
Fees:13.00 Taxes:246.05

20041020-0126344

WARRANTY DEED

G-CD-04-929

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Alexander F. Brandau, III
Affiant

Subscribed and sworn to before me, this 8th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander F. Brandau, III	Franklin American Mortgage	
929 South 13 Court	(NAME) 501 Corporate Centre Drive, Suite 400	94-05-74.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE J. BARNES AND WIFE, EVELYN S. BARNES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER F. BRANDAU, III, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 86, SHELBY HEIGHTS Subdivision, as shown on plat of record in Plat Book 2330, Page 171, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George T. Barnes and wife, Evelyn S. Barnes by Warranty Deed from James Coakley and wife, Ida R. Coakley, recorded the 4th day of October, 1962 in Deed Book 3436, Page 247, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 929 South 13 Court, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 8th day of October, 2004.

George J. Barnes

Evelyn S. Barnes

STATE OF Tennessee
COUNTY OF Davidson

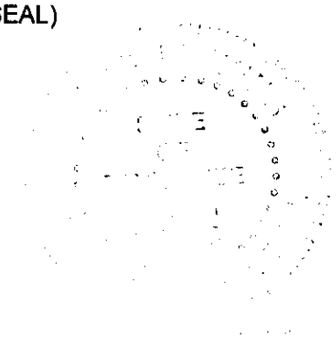
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George J. Barnes and Evelyn S. Barnes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903