# WARRANTY DEED

G-FAMC-03-6105

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,265.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

mail

| ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul L. Thibedeau | Franklin American Mortgage | |
| 6105 Old Hickory Blvd., | (NAME) 501 Corporate Centre Drive, Suite 400 | 038-00-0-082.00 |
| (ADDRESS) Nashville, Tennessee 37189 | (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 WILLIAM O. BOSTICK AND WIFE, THELMA R. BOSTICK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL L. THIBEDEAU AND WIFE, TINA A. THIBEDEAU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 1 on the Final Plat of Grady Subdivision, of record in Book 9700, page 505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William O. Bostick and wife, Thelma R. Bostick by Warranty Deed from Charles Debray executed on July 10, 2003 and filed for record on August 11, 2003 in Instrument Number 200308110114108, Register's Office for 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 7774, page 306; Book 8199, page 668; and Book 10614, page 900, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 6105 Old Hickory Blvd.,, Nashville, Tennessee 37189
(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 20th day of April, 2004.

William O. Bostick

Thelma R. Bostick

Davidson County DEEDWARR
Recvd: 10/21/04 08:29 2pgs
Fees:12.00 Taxes:0.00

20041021-0126592

STATE OF Tennessee
COUNTY OF Williamson

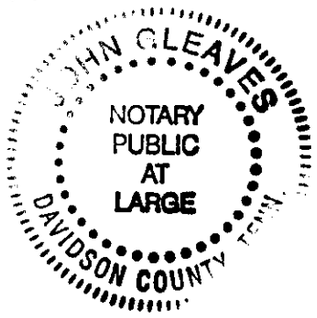
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Bostick and Thelma R. Bostick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 20th day of April, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

BK/PG:3210/61-62
04017752

| | |
|---|---|
| DEED | |
| 04/23/2004 | 09:13 AM |
| BATCH | 18006 |
| MTG TAX | 0.00 |
| TRN TAX | 504.18 |
| REC FEE | 10.00 |
| DP FEE | 2.00 |
| REG FEE | 1.00 |
| TOTAL | 517.18 |

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS