# WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2004

[signature]
Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

## THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Yvette Brunson<br>(NAME) | Franklin American Mortgage<br>(NAME) | MAP 148-140 |
| 4800 Gillespie Drive<br>(ADDRESS) | 501 Corporate Centre Dr. #400<br>(ADDRESS) | PARCEL 22100 |
| Antioch, Tennessee 37013<br>(CITY) (STATE) (ZIP) | Franklin, TN 37067<br>(CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roberta D. Hailey, Single women N/K/A Roberta D. Boggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~XXXXXXX XXXXXXXX, XXXXXXXXXXXXXXXX~~ Yvette D. Brunson an unmarried woman

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:

Property located at 4800 Gillespie Drive, Antioch, Davidson County, Tennessee 37013 AND:

Being Lot No. 67 on the Plan of Haywood Forest, Section Three Subdivision, of record in Book 5200, page 245, Register's Office for Davidson County, tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roberta D. Hailey by deed dated 05/30/96, from Kimberli J. Blystone, filed for record on 06/04/96, in Book 10071, page 760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to restrictive covenants of record in Book 5583, page 115, Book 6027, page 417, Book 6080, page 343, Book 6101, page 505, Book 6156, page 771 and Book 6217, page 71, Register's Office for Davidson County Tennessee (2) Subject to all matters appering on the Plan of record in Plat Book 5200, page 245, said Register's Office, including any restrictions ancillary thereto including any additional all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 10/27/04 14:29 2pgs
Fees:13.00 Taxes:277.50
20041027-0129415

unimproved ( )
This is improved ( X) property, known as 4800 Gillespie Drive, Antioch, Tennessee 37013
(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 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 my hand this 21st day of October, 2004

Roberta D. Hailey N/K/A Roberta D. Boggs
[signature: Roberta D. Hailey N/K/A Roberta D. Boggs]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta D. Hailey nka Roberta D Boggs

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 21st day of October, 2004.

Commission expires 8/31/08

Roy C. Forney III
Notary Public

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public