Davidson County DEEDWARR
Recvd: 12/07/04 14:05 2pgs
Fees:13.00 Taxes:625.30
20041207-0145820

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

# WARRANTY DEED

**Address New Owner(s)**
Michelle Rorie
1400 Cranapple Cove
Nashville, TN 37207

**Send Tax Bills to:**
HCI Mortgage
RR9 Box 9915
Lake Ariel, PA
18436-

**Map-Parcel:**
Map: 50-3
Group: B
Parcel: 165 CO

FOR AND IN 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, **Arthur E. Franklin, Jr. and wife, Monica K. Franklin (fka Monica M. Kelly)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Rorie, a single person**, hereinafter called the Grantee, her 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. 61 on the Plan of Mulberry Downs, Phase 1C, of record in Book 7900, page 442, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to Arthur E. Franklin, Jr. and Monica M. Kelly, both single persons as joint tenants with right of surviorship, by deed from Phillips Builders, Inc., dated April 29, 1994, and recorded in Book 9334, page 66, said Register's Office.**

This is improved property known as: 1400 Cranapple Cove, Nashville, TN 37207

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, 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 whosoever.

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 3rd day of December, 2004.

Arthur E. Franklin, Jr.

Monica K. Franklin
(fka Monica M. Kelly)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2004, before me personally appeared, Arthur E. Franklin, Jr. and wife, Monica K. Franklin (fka Monica M. Kelly), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my and seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $~~169,000.00~~ 169,000.00 (a).

Affiant

Sworn to and subscribed before me
this 3rd day of December, 2004.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006