WARRANTY DEED

P-FAM-04-1711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

David Langgood
Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Langgood	Franklin American Mortgage	
1711 18th Avenue S. #C-2 (ADDRESS)	(NAME) 501 Corporate Centre Drive, Suite 400 (ADDRESS)	104-8-G-10.00CO
Nashville, Tennessee 37212 (CITY) (STATE) (ZP)	Franklin, TN 37067 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENDALL MOORE AND SHANE BOWEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID LANGGOOD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C-2 on the plan of Arlington Court Condominium, shown as Exhibit "C" to the Master Deed, of record in Book 6806, page 22, Register's Office for said County, to which exhibit reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kendal Moore, unmarried and Shane Bowen, unmarried, as joint tenants with right of suvivorship, by Deed from Christopher W. Dunn and wife, Yvonda A. Dunn, dated December 21, 2004, of record in Instrument No. 20041221-0151523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1711 18th Avenue S. #C-2, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (Cty 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/our hand(s) this 21st day of December, 2004.

Kendall Moore

Shane Bowen

Davidson County DEEDWARR
Recvd: 12/28/04 14:18 2pgs
Fees:13.00 Taxes:479.15

20041228-0153111

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Kendall Moore and Shane Bowen, the bargainor(s), 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 purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of December, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 21st day of December, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800