Davidson County DEEDWARR
Recvd: 03/30/05 10:33 2 pgs
Fees:13.00 Taxes:492.10

20050330-0034337

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bryan Edward Reynolds, etux	Franklin American Mortgage Company	Map-Par 19-172-8A-116.00
5705 Collinwood Court	501 Corporate Center Drive, Ste 400	
Antioch, TN 37013	Franklin, TN 37067	12227 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Angela Nimmo, now known as Angela Hamblen, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bryan Edward Reynolds and wife, Krissondra Leona Reynolds,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116, on the plan of Hunters Branch, Section 2-A, as shown on plat of record in Book 6250, page 819, as amended in Book 6815, page 77, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 116 fronts 95.88 feet on the southeasterly side of Collinwood Court and runs back 105.00 feet on the southeasterly line and 80.00 feet on the northeasterly line to a line in the rear which measures 53.84 feet thereon.

Being the same property conveyed to Angela Nimmo, a married woman, by deed of record in Instrument No. 20020916-0012921, said Register's Office for Davidson County, Tennessee. Steven Hamblen, husband of the Grantor, joins into this instrument to convey any rights he may have in the above described real property, specifically any marital interest.

This is the same description as used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters shown on the Plan of record in Plat Book 6250, page 819, said Register's Office.
3. Any and all plats, easements, restrictions and other matters of record.

This is improved property commonly known as 5705 Collinwood Ct, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me this 28 day of March, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28 day of March, 2005.

Angela Nimmo ala Angela Hamblen

Angela Nimmo, now known as Angela Hamblen

Steven Hamblen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of March, 2005, before me personally appeared Angela Nimmo, now known as Angela Hamblen and husband, Steven Hamblen, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE