Davidson County DEEDWARR
Recvd: 04/12/05 14:28 2 pgs
Fees:13.00 Taxes:510.60

20050412-0040484

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of April, 2005.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 29, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Amanda McBroom
641 James Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
FIRST FRANKLIN FINANCIAL CORP.
112 TOWNE PARK DRIVE, SUITE G150
KENNESAW, GA 30144

MAP-PARCEL NUMBERS:
090-08-0-109

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas F. English, Jr. and Frances A. English, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **Amanda McBroom, unmarried,** hereinafter referred to as Grantees, their 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. 28 on the plan of Resubdivision of Lots 28 and 29 West Nashville Annex of record in Book 8250, Page 980, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Thomas F. English, Jr. and Frances A. English, husband and wife, by Warranty Deed from Kimmel Realty Co. Inc., a Tennessee Corporation, of record in Book 11714, Page 158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 8250, Page 980, Register's Office for Davidson County, Tennessee.

Easement agreement of record in Book 11308, Page 593, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 645 James Avenue, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 5th day of April, 2005.

Thomas F. English, Jr.

Frances A. English

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. English, Jr. and Frances A. English, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

12413-BV