# WARRANTY DEED

TAREE L. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Julie Wilbanks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March, 2005

Taree L. Russell
Notary Public

MY COMMISSION EXPIRES: February 24, 2009
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Security Escrow & Title Co, 1005 8th Ave. South Ste. 104, Nashville, Tn 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth C. Rawlins (NAME) | Franklin American Mortgage (NAME) | 096-10-0 |
| 2934 Leatherwood Dr. (ADDRESS) | 501 Corporate Centre Dr. Ste.400 (ADDRESS) | 111.00 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Franklin, Tn 37067 (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, Julie Anne Wilbanks, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Rawlins, 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:

Land in Davidson County, Tennesee, being Lot No. 258 on the Plan of Cloverhill Subdivision, Section 5, of record in Book 2133, Page 88,, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY conveyed to Julie Anne Wilbanks by deed dated 4/23/98 of record in Book 10914, page 811, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 2934 Leatherwood Dr. Nashville, TN (096-10-0 111.00)

~~BEING THE SAME PROPERTY conveyed to Kenneth C. Rawlins by deed dated of record in Book page in the~~

Davidson County DEEDWARR
Recvd: 04/12/05 15:29 2 pgs
Fees:13.00 Taxes:381.10

20050412-0040630

unimproved ( )
This is improved ( X ) property, known as 2934 Leatherwood Dr., Nashville, Tennessee 37214
(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 29th day of March, 2005

Julie Anne Wilbanks

Julie Wilbanks AKA Julie Anne Wilbanks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Anne Wilbanks, an unmarried woman

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 Nashville, Tennessee, this 29th day of March 2005.

Commission expires February 24, 2009

Taree L. Russell
Notary Public

TAREE L. RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD 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 29th day of March, 2005.

My commission expires 2/29/09

Taree L. Russell
Notary Public