Davidson County DEEDWARR
Recvd: 04/25/05 13:45 2 pgs
Fees:13.00 Taxes:656.75

20050425-0045752

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $177,500.00

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Kelly A. Gadke
Affiant

Subscribed and sworn to before me, this 14th day of April, 2005.

Ann M. Ledet
Notary Public
My commission expires: 7/25/2005

03-0503-32617

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason M. Brouillette 507 Arrowwood Drive Nashville, TN 37220	American Mortgage Network, Inc. P.O. Box 85463 San Diego, CA 92186	146-12-0-099.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce W. Francis and wife, Shelly Petrie Francis**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason M. Brouillette and wife, Courtney Brouillette**, hereinafter called the Grantees, their successors 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. 264, on the Plan of Crieve Hall Estates, Section 4, of record in Book 2133, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce W. Francis, unmarried and Shelly Petrie, unmarried, by deed from Stanley Glynn King, unmarried, of record in Book 11422, Page 19, Register's Office for Davidson County, Tennessee. Bruce W. Francis and Shelly Petrie having since married and conveyed subject property to Bruce W. Francis and spouse, Shelly Petrie Francis, by Quitclaim deed of record in Book 11708, Page 417, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 507 Arrowwood Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2005.

Bruce W. Francis Shelly Petrie Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelly Petrie Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of April, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Shelly Petrie Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Bruce W. Francis and is authorized by he to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of April, 2005.

Diane K. Mann
State of Tennessee at Large

My commission expires: 02/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN