20B

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

D. Annette Mayden
Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2005.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

WARRANTY DEED

P-C21-05-440

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melisa K. Griffith	Franklin American Mortgage Co.	
440 Lemont Drive	(NAME) 501 Corporate Centre Drive #400	61-5-A-4.00CO
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROBERT E. NEELY AND WIFE, NANCY R. NEELY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MELISA K. GRIFFITH, 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, to wit:
Being Unit No. 23 as created and established by the Master Deed and By Laws for Poplar Glen, Phase 1, a horizontal property regime of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase 1, of record in Book 6900, page 646, Register's Office for Davidson County, Tennessee, to all of which reference is made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Robert E. Neely and wife, Nancy R. Neely, by Deed from CitiFinancial Mortgage Company, Inc, dated November 23, 2004, of record in Instrument No. 20041129-0141143, 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 440 Lemont Drive, Nashville, Tennessee 37216
(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/our hand(s) this 15th day of April, 2005.

Robert E. Neely

Nancy R. Neely

Davidson County DEEDWARR
Recvd: 04/26/05 12:26 2 pgs
Fees:13.00 Taxes:327.45
20050426-0046412

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Robert E. Neely and wife, Nancy R. Neely personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of April, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

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

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800