Davidson County DEEDWARR
Recvd: 05/02/05 16:07 2 pgs
Fees:13.00 Taxes:525.54

20050502-0048811

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-TRA-05-312

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,037.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela M. Taylor	Franklin American Mortgage	
312 Pocono Road	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, TN 37067	135-14-0-A 091.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA L. COLE AND HUSBAND, TIMOTHY R. COLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAMELA M. TAYLOR, UNMARRIED, hereinafter called the Grantee(s), 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, BEING LOT NO. 86 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE THREE, OF RECORD IN BOOK 6900, PAGES 391, 392 AND 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SANDRA L. COLE, A MARRIED PERSON, BY WARRANTY DEED FROM ROBERT J. OGDEN, JR. JOINED BY WIFE, LORI BLAKEWOOD OGDEN, RECORDED ON JULY 2, 1992 IN BOOK 8667, PAGE 876, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Timothy R. Cole joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, pages 391, 392 and 393; Book 7032, page 733 and amended in Book 7067, page 739; Book 6405, page 169; Book 7058, page 235; Book 7097, page 158 and Book 7065, page 959, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 312 Pocono Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of April, 2005.

Sandra L. Cole

X Timothy R. Cole

STATE OF Tennessee
COUNTY OF Davidson

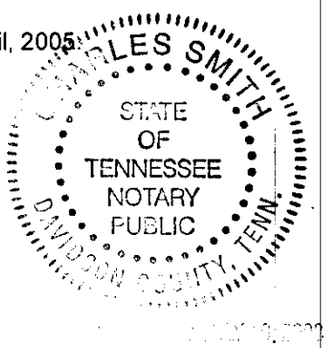
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra L. Cole and Timothy R. Cole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2005.

Notary Public

My Commission Expires: 7/19/08

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903