WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/05 14:37 2 pg
Fees:13.00 Taxes:468.05

20050517-0055645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Raymonda Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2005.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: JUNE 30, 2008

(AFFIX SEAL) ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN, 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymonda Robertson	Franklin American Mtg. Co.	**Map 62-2-A**
(NAME) **3121 Barksdale Harbor Drive**	(NAME) 501 Corporate Centre Drive Ste. 400	**Parcel 322**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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, **JEFF M. BOURNE AND LELA A. BOURNE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMONDA ROBERTSON, UNMARRIED,** 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, Tennessee being Lot No. 294 on the Plan for River Trace Estates, Phase 2, Section 6, recorded as Instrument Number 200106050058138 on June 5, 2001, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff M. Bourne and Lela A. Bourne, husband and wife, by deed from Cain Properties, Inc., a Tennessee corporation of record as Instrument No. 20011121-0128147, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20010605-0058138, said Register's Office; (c) Restrictive covenants contained in Book 6851, page 370, as amended in Book 6982, page 747 and of record as Instrument No. 20011126-0128569 (Phase 6, Section 2, said Register's Office; and (d) Charter of record in Book 6851, page 363, said Register's Office; and (e) By-laws of record in Book 6851, page 390, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3121 Barksdale Harbor Drive, Nashville, TN 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 our hands this 16th day of May, 2005.

Jeff M. Bourne

Lela A. Bourne

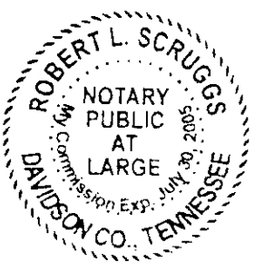
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Jeff M. Bourne and wife, Lela A. Bourne the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2005.

Commission expires:



Robert L. Scruggs Notary Public