WARRANTY DEED

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/18/05 09:51 3 pg:
Fees:18.00 Taxes:2053.50

20050518-0055880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: January ~~26, 2008~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Henderson (NAME)	Franklin American Mortgage (NAME)	109-00-0 202.00
12211 Old Hickory Blvd (ADDRESS)	501 Corporate Centre Drive (ADDRESS)	
Hermitage, TN 37076 (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, Greg E. Hearn and wife Kimberlee Dianne Hearn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert R. Henderson and Kanjana Korpsombat, joint tenants with the right of survivorship

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 a 5.01, more or less. acre tract of land lying in the 2nd Civil District, said tract further described as being a porion of the property conveyed in Book 4957, page 957, said Register's Office, as follows:

Being at a point lying on the easterly margin of Old Hickory Boulevard, said point further described as lying south 2696.41 feet from the southerly margin of Stewart's Ferry Pike; thence leaving said easterly margin north 85 deg. 40 min. 03 sec. east a distance of 764.66 feet to a point lying on the westerly line of the United States Government Property; thence running with said property line of the United States Government property south 10 deg. 27 min. 18 sec. west a distance of 388.61 feet to a point; thence leaving the westerly line of the United States Government Property and running with the northerly line of the said United States Government Property north 81 deg. 29 min. 16 sec. west a distance of 682.55 feet to a point on the easterly margin of Old Hickory Boulevard; thence leaving said United States Property and running with the easterly margin of Old Hickory Boulevard, north 4 deg. 19 min. 57 sec. west a distance of 224.0 feet to the pointof beginning, containing 5.01 more or less, acres.

CONTINUED

unimproved ( )
This is improved (X) property, known as 12211 Old Hickory Blvd, Hermitage, TN 37076
(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 16th day of May 2005

Greg E. Hearn

Kimberlee Dianne Hearn

Kimberlee Dianne Hearn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg E. Hearn and wife Kimberlee Dianne Hearn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he 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 January 26, 2008

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

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 _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Greg E. Hearn, married by deed from Estate of Charles Richard Loudermilk of record in Instrument No. 20001011-0100759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.