Davidson County DEEDWARR
Recvd: 05/24/05 12:34 2 pgs
Fees:13.00 Taxes:592.00

20050524-0058640

This Instrument Was Prepared By:

Hugh Entrekin
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, This 17th day of May, 2005

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Susan E. Hylen	Franklin American Mortgage	105-11-165
1807 Neal Terrace	501 Corporate Centre Drive	
Nashville, TN 37203	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideraton, the receipt and sufficiency of which is hereby acknowledged, Kathleen M. Eamon, unmarried and Lynarra Featherly, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Susan E. Hylen and husband, Theadore A. Smith, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 6 of Block "A", on the plan of the subdivision of part of Sophia M. Neal property, of record in Plat Book 1130, Page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen M. Eamon, unmarried and Lynarra Featherly, unmarried by deed of record in Instrument No. 20011227-0142644, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 1130, Page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1807 Neal Terrace Nashville, TN 37203

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 17th day of May, 2005

Kathleen M. Eamon

Lynarra Featherly

STATE OF TN
COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public in and for the said County and State, personally appeared Kathleen E. Eamon and Lynarra Featherly, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 17th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.