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Realty Title 48-A

Davidson County DEEDWARR
Recvd: 06/15/05 09:01 2 pg
Fees:13.00 Taxes:460.65

20050615-0068173

WARRANTY DEED

G-RT-05-0524

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

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
Ellana Stinson	FRANKLIN AMERICAN MORTGAGE COMPANY	
524 Flintlock Court (ADDRESS)	501 CORPORATE CENTRE DRIVE (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	135-16B 61.00CO

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 ELIZABETH CORTES, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLANA STINSON, _____, AND BEVERLY GAIL O'NEAL STINSON, _____, 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:

*TRACT 11

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 61 ON THE PLAN OF WOODRIDGE AT NASHBORO VILLAGE* OF RECORD IN INSTRUMENT NO. 20021120-0143949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH CORTES, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 10TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041210-0147321, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) Inst. No. 200211200143949; Inst. No. 200211040134724; Inst. No. 200306100080281; Inst. No. 200505200056888; Inst. No. 200211060136459; Inst. No. 200211060136458; Inst. No. 200211200144369; Inst. No. 200208200100403; said Register's Office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 524 Flintlock Court, Nashville, Tennessee 37217
(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 10th day of June, 2005.

Elizabeth Cortes

STATE OF Tennessee
COUNTY OF Davidson

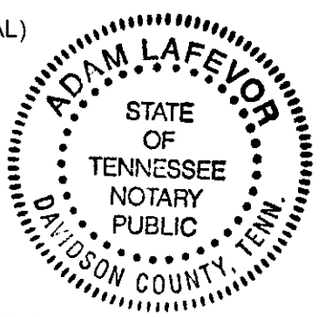
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Cortes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for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

Witness my hand and official seal, this the 10th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903