Davidson County DEEDWARR
Recvd: 10/14/05 13:58 2 pgs
Fees:13.00 Taxes:445.85

20051014-0124229

WARRANTY DEED

G-CD-05-401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/12/09
(AFFIX SEAL)

CONNIE S. NAPIER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Donald Metzger	Frankin American Mtg.	
401 Chapel Avenue	(NAME) 501 Corporate Centre Dr., #400	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Franklin, TN 37067	83-2-113.00
(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 JOY B.TILGHMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD METZGER, 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:

Being part of Lot 1 on the Map of the Subdivision of The Roberts Property, of record in Plat Book 421, Page 81, 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 JOY B. TILGHMAN, UNMARRIED BY WARRANTY DEED FROM LESLIE CAROL HOGUE AND HUSBAND, ANTHONY B. ALDRIDGE, RECORDED ON THE 2ND DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041102-0131950, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes; b) instruments of record in Plat Book 421, Page 81, said register's office; and c) any and all matters appearing of record in said register's office not stated herein.

unimproved ( )
This is improved (X) property, known as 401 Chapel Avenue, Nashville, Tennessee 37206
(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 30th day of September, 2005.

Joy B. Tilghman

STATE OF Tennessee
COUNTY OF Davidson

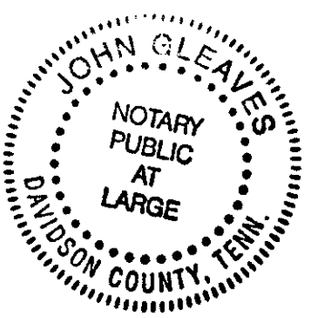
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joy B.Tilghman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903