Davidson County DEEDWARR
Recvd: 11/02/05 08:22 2 pgs
Fees:13.00 Taxes:351.13
20051102-0132218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Daphne M. Davis
Affiant

Subscribed and sworn to before me, this 28th day of October, 2005.

ALAN B. MALONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 10/25/06

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Miller	Franklin American Mtg. Co.	**Map\Parcel: 128-07-0-012.00**
7756 Sawyer Brown Road	501 Corporate Centre Dr. Ste. 400	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

Crispin Properties, LLC. a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Miller, 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. 2-A, Clunan Heights, Section One, Zone Lot Division, as of record in Plat Book 6250, Page 354, amending Book 4300, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Crispin Properties, LLC, a Tennessee Limited Liability Company , by Quitclaim Deed from J. Crispin Ashworth, of record in Instrument #20030919-0139200, dated September 12, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 354, Register's Office for DAVIDSON County, Tennessee, amending Book 4300, Page 17.
Restrictive covenants contained in an instrument of record in Book 6537, Page 70, Book 6541, Page 984, and Instrument #20050502-0048347 Register's Office for DAVIDSON County, Tennessee.
Charter for Crispin Properties of record in Instrument #20021218-0156433, RODC.
Easement for Joint Roadway Agreement of record in Book 6512, Page 347, and Book 6514, Page 58, Register's Office for DAVIDSON County, Tennessee.
Easement for Sewer Line of record in Book 6616, Page 5, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 6377, Page 482, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 7756 Sawyer Brown Road, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 28th day of October, 2005.

Crispin Properties, LLC

Sarah F Ashworth Secretary

By: Susan F. Ashworth, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sarah F. Ashworth with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary (or other officer authorized to execute the instrument) of Crispin Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Sarah F. Ashworth as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

Witness my hand, at office, this 28th day of October, 2005.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8/22/06

File #: **05587-SH**
RECORD & RETURN TO:

Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204