Davidson County DEEDWARR
Recvd: 11/04/05 15:38 2 pgs
Fees:13.00 Taxes:336.70
20051104-0134239

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2005.

Notary Public
My commission expires: 9/27/2008

08-0509-90646

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph P. Dellingner	Franklin American Mortgage	149-04-0-268
402 Gregg Court	501 Corporate Centre Drive, #400	
Nashville TN 37217	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen Brooke Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph P. Dellingner, hereinafter called the Grantees, their successors 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. 6-B on the Plan of Edge-O-Lake, Section 21, Zone Lot Division, Lot No.'s 1-7, of record in Book 5200, Page 577, amended in Book 6200, Page 156, and Book 6237, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Brooke Johnson by deed from Secretary of Housing and Urban Development, of Washington, D.C., dated November 21, 1988, of record in Book 7712, Page 979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 402 Gregg Court, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 30th day of September, 2005.

Karen Brooke Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Brooke Johnson and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 30th day of September, 2005.

State of Tennessee at Large

My Commission expires 9/8/09

