WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ET-05-0069

Davidson County DEEDWARR
Recvd: 12/06/05 11:41 2 pgs
Fees:13.00 Taxes:536.50

20051206-0146645

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Garcia and wife, Theresa M. Garcia	Franklin American Mortgage Co.	
(NAME)	(NAME)	
612 Dutchman Drive	501 Corporate Centre Drive, Suite 400	075-07-0-128.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD KOHONSKI * AND WIFE, MARGARET SUE ~~KOHONSKI~~ *, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FERNANDO GARCIA AND WIFE, THERESA M. GARCIA, hereinafter called the Grantees, their heirs and assigns, that 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. 203 on the Plan of Highlands of Tulip Gove, Section I, of record in Plat Book 4675, page 26, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Donald Kohnaski and wife, Margaret Sue Kohnaski by Cash Deed for Tennessee from Patricia Roberts Harris, Secretary of Housing and Urban Development of Washington D.C., executed on February 22, 1977, of record in Book 5118, page 535, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4793, Page 157, Book 4849, Page 767, Book 4880, Page 375, Book 5028, Page 357 and in Book 5089, Page 592, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

* Kohanski

unimproved ( ) This is improved (X) property, known as 612 Dutchman Drive, Hermitage, Tennessee 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 2nd day of December, 2005.

Donald Kohonski
Donald Kohonski

Margaret S Kohanski
Margaret S. Kohanski



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Donald ~~Kohanski~~ and Margaret Sue ~~Kohanski~~, * Kohanski the bargainor (s), 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 at Hermitage, Tennessee, this 2nd day of December, 2005.

My Commission Expires: 6-17-07

Rita B. Mitchell
Notary Public

* Kohanski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 2nd day of December, 2005.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW