Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Kristina Martinez
Affiant

Subscribed and sworn to before me, this 2nd day of December, 2005.

Notary Public
My commission expires: 02/24/08

K. THOMAS SIDWELL STATE OF NOTARY PUBLIC WILLIAMSON COUNTY

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

06-0510-72021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Franklin McFadden 533 Bluewater Drive Nashville TN 37217	NEW OWNER	16-14-0-142

11/8/05

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, **Kenneth L. Saunders, Jr. unmarried**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Franklin McFadden and wife, Laverne McFadden**, 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. 90, on the Revised Plan of Castlegate, Section 2-A, of record in Plat Book 5200, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Saunders, Jr. by deed from Troy L. Charlton and wife, Julianne Charlton, dated January 29, 2004, of record in Instrument No. 20040211-0016398, 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 533 Bluewater Drive, 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. Grantor covenant with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his 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.

Davidson County DEEDWARR
Recvd: 12/16/05 10:49 2 pgs
Fees:13.00 Taxes:555.00
20051216-0151168

WITNESS my hand this 2 day of December, 2005.

Kenneth L. Saunders, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth L. Saunders, Jr. 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 Mt. Juliet, TN, this 2 day of December, 2005.

Kathleen Tomlinson
Wilson

My Commission expires 02/24/08

