Record 1ST

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 08:16 2 pgs
Fees:13.00 Taxes:1147.00
20051227-0153255

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$310,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of December 2005

Notary Public
My Commission expires: 10/25/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kyle Pendleton	Franklin American Mortgage	082-05-0-058.00
1614 5th Avenue North	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37208	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Keith Dowd and wife, Michelle Dowd, and Cleland Ratcliffe, Cleland Ratcliffe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kyle Pendleton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 45 feet of Lot No. 94 on the plan of D.T. Mcgavock's Addition of 98 lots, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 94 fronts 45 feet on the easterly side of Fifth Avenue North, formerly Summer Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Keith Dowd and wife, Michelle Dowd, and Cleland Ratcliffe, by deed from Henry Murrey, on February 15, 2005, of record in Instrument Number 20050217-0018054, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 7, Register's Office Davidson County, Tennessee.

This is improved property known as: **1614 5th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 20, 2005.

Keith Dowd

Michelle Dowd

Cleland Ratcliffe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith Dowd and wife, Michelle Dowd, and Cleland Ratcliffe, Cleland Ratcliffe** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2005

My commission expires 11/25/2006

ALAN B. MALONEY NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

Alan B. Maloney

Notary Public