WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine A. Oliva (NAME)	Franklin American Mortgage (NAME)	MAP 061-12
1246 Plymouth Avenue (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 102.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, F. Nicole Manscill, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine A. Oliva and wife, Aaron W. Oliva

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. 10 and the westerly half of Lot No. 11 on the Map showing re-subdivision of certain lots in Eastdale Place as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 and the Westerly half of Lot No. 11 front together 90 feet on the Southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to F. Nichole Manscill and Joey D. Hargrove by Warranty Deed dated April 28, 2004, from James A. McCann, II and David L. Szewczuk, Jr., of record by Instrument No. 20040430-0049627 in the Register's Office for Davidson County, Tennessee. And being further conveyed to F. Nichole Manscill, a single person by Quitclaim Deed dated October 14, 2005, from Joey D. Hargrove, a single person, of record by Instrument No. 20051027-0130102 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This is improved (X) unimproved ( ) property, known as 1246 Plymouth Avenue, Nashville, TN 37216
(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 hand this 10th day of February, 2006

F. Nicole Manscill

F. Nicole Manscill

Davidson County DEEDWARR
Recvd: 02/16/06 10:24 2 pgs
Fees:13.00 Taxes:666.00

20060216-0018784

STATE OF TEXAS
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Nicole Mansfill, Unmarried & wife

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ Tyler, TX, this 9th day of February 2006.

Commission expires 7/25/2008

Barbara G. Williams
Notary Public

BARBARA G. WILLIAMS
Notary Public, State of Texas
My Commission Expires
July 25, 2008

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
DLTN00213