WARRANTY DEED

G-ADAM-06-1225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
7/29/06

JOHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Adam G. LaFevor	Franklin American Mortgage	
1225 Greenfield Avenue (ADDRESS)	(NAME) 501 Corporate Centre Drive, Suite 400 (ADDRESS)	72-3-216
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC KLOTZ AND WIFE, AMY B. KLOTZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM G. LAFEVOR,UNMARRIED AND MARY CHRISTINE LAFEVOR, MARRIED, hereinafter called the Grantee(s), 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 THE EASTERLY 50 FEET OF LOT NO. 112, ON THE MAP OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ERIC KLOTZ AND WIFE, AMY B. KLOTZ BY WARRANTY DEED FROM BETTY A. NEWELL BOLTON AND HUSBAND, JEFFERY L. BOLTON, RECORDED ON THE 5TH DAY OF AUGUST, 1998 IN INSTRUMENT NO. 11054, PAGE 16, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 101; and Book 4275, page 240, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1225 Greenfield Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of February, 2006.

Eric Klotz

Amy B. Klotz

Davidson County DEEDWARR
Recvd: 02/22/06 10:34 2 pgs
Fees:13.00 Taxes:693.75

20060222-0020565

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Klotz and Amy B. Klotz, the within named bargainor, 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, this the 13th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903