Davidson County DEEDWARR
Recvd: 04/04/06 14:09 2 pgs
Fees:13.00 Taxes:967.55

20060404-0038473

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$261,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th day of March, 2006

Notary Public

MY COMMISSION EXPIRES: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO: P.D.A.	MAP-PARCEL NUMBERS
Kelvan Stassun **1415 Stratton Ave.** **Nashville, TN 37206**	Franklin American Mortgage 501 Corporate Centre DR. ste 400 FRANKLIN, TN. 37067	**083-05-395**

FOR AND IN 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,

Karen Phillips and husband, James E. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keivan Stassun and wife, Justine Stassun

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:

Being part of Lot No. 8, on the Map of Subdivision of G.F. Ordway Home Place, as shown on plat of record in Plat Book 57, page 88, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Stratton Avenue 200.0 feet from the westerly margin of Fifteenth Street, being George R. Gillespie's southwest corner; thence with his westerly line, northerly 172.0 feet, more or less, to the southerly margin of an alley; thence with said alley, westerly 45.5 feet; thence southerly 173.0 feet, more or less, to the northerly margin of said Avenue; thence with the northerly margin of said Avenue easterly 45.7 feet to the beginning.

Being the same property conveyed to Karen Phillips, by Warranty Deed from Pamela S. Grooms, unmarried, dated 4-30-03 and recorded 5-6-03 in Instrument No. 20030506-0060422, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 57, page 88, in the Register's Office of Davidson County, Tennessee.

James E. Williams joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have, marital or otherwise.

Unimproved ( )

This is improved (X) property known as **1415 Stratton Ave., Nashville, TN 37206**

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 our hands this 30th day of March, 2006.

Karen Phillips

Karen Phillips

James E. Williams by Karen Phillips, Attorney in Fact

James E. Williams by Karen Phillips, Attorney in Fact of record in Instrument No 20060404-0038472**, Register's Office of Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Phillips 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 Nashville, Tennessee this 30th day of March, 2006.

Commission Expires:_____

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

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 _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2006, before me personally appeared Karen Phillips to me known to be the person who executed the foregoing instrument in behalf of James E. Williams as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said James E. Williams.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2006.

Commission Expires:_____

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006