2235
book 146

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 04/04/06 16:18 2 pgs
Fees:13.00 Taxes:784.40
20060404-0038623

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $212,000.00.

Affiant

Subscribed and sworn before me this the 31st day of March, 2006.

Notary Public
My commission expires: 11/14/09

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robbie C. Ammons 1309 Porter Road Nashville, TN 37206	Mortgage Resources 3441 Lebanon Pk., Ste 112 Hermitage, TN 37076	83-3-147

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Franklin and wife, Adrienne Franklin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robbie C. Ammons, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 33 on the Map showing Subdivision for Mrs. Minnie e. Martin Lot 58 and Part 59 Brownsville, as of record in Plat Book 547, page 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Franklin and wife, Adrienne Franklin by deed from Jeffrey A. Corle of record as Instrument Number 20020809-0096128, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1309 Porter Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of March, 2006.

Michael Franklin

Adrienne Franklin

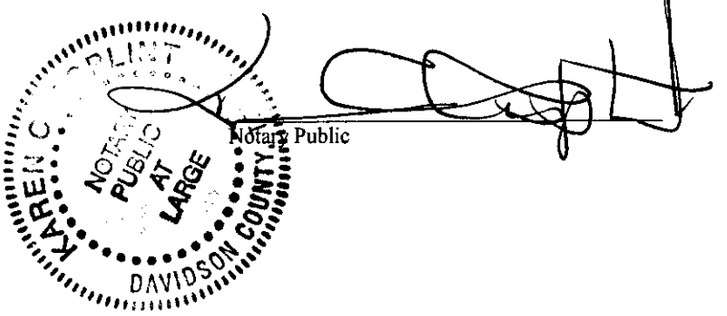
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Franklin and Adrienne Franklin, 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 and official seal this 31st day of March, 2006.

My commission expires:

7-21-07



Notary Public