Davidson County DEEDWARR
Recvd: 04/20/06 14:07 2 pgs
Fees:13.00 Taxes:1850.00
20060420-0045583

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44547

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$500,000.00

Katherine D. Ianni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF APRIL, 2006.

Deborah H. Berrie
Notary Public

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/20/2010

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JUAN B. IANNI	Franklin American Mortgage	**104-15-281**
2611 W. Linden Avenue	501 Corporate Centre Drive	**24W 10510**
Nashville, TN 37212	Suite 400	
	Franklin, TN 37067	

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, JENNIFER LIGHTSEY and husband, JIM MAURIES**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **JUAN B. IANNI and wife, KATHERINE D. IANNI**

HEREINAFTER CALLED THE GRANTEE, HER 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 the easterly 50 feet on the westerly 150 feet of the northerly 192 feet of Lot No. 36, on the plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 36 fronts 50 feet on the southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 192 feet to a dead line.

BEING the same property conveyed to Jennifer Lightsey by deed from Claude DePamphilis and spouse, Jean H. Yeatman of record in Book 10989, page 517, Register's Office for Davidson County, Tennessee. The said Jim Mauries, husband of Jennifer Lightsey, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plat of record in Book 332, Page 6, said Register's Office.

This is improved property known as 2611 West Linden Avenue, Nashville, Tennessee 37212

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 19th day of April, 2006.

JENNIFER LIGHTSEY

JIM MAURIES

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 JENNIFER LIGHTSEY and husband, JIM MAURIES, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of April, 2006.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006