WARRANTY DEED

G-FAMC-06-4712

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2006.

Notary Public

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

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen R. Rodgers, Jr.	Franklin American Mortgage	
4712 Illinois Avenue	(NAME) 501 Corporate Centre Drive, Suite 400	91-11 78.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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 DANA BALLINGER AND HUSBAND, ROBERT PATRICK BALLINGER AND DEWANNA DAVIS AND HUSBAND, BILBO DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLEN R. RODGERS, JR., 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:

BEING LOT NUMBER 623, BLOCK 106 ON THE PLAN OF NO. 1 PLAN OF WEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANA BALLINGER AND HUSBAND, ROBERT PATRICK BALLINGER AND DEWANNA DAVIS AND HUSBAND, BILBO DAVIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040909-0108933, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 57, pages 74-75; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 4712 Illinois Avenue, Nashville, Tennessee 37209
(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.

Davidson County DEEDWARR
Recvd: 05/08/06 14:42 3 pgs
Fees:18.00 Taxes:259.00
20060508-0053556

Witness my/our hand(s) this 27th day of April, 2006.

/ Dana Ballinger
Dana Ballinger

/ R Ball
Robert Patrick Ballinger

Dewanna Davis by Dana Ballinger as attorney in fact
Dewanna Davis

/ Bilbo Davis
Bilbo Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Ballinger and Robert Patrick Ballinger, and Dewanna Davis and Bilbo Davis, 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 27th day of April, 2006.

_____
Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dana Ballinger**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Dewanna Davis**, and acknowledged that he/she executed the same as the free act and deed of the said **Dewanna Davis**.

Witness my hand and official seal at Nashville TN on this the 27 day of April, 2006

My Commission Expires: 7-29-06 NOTARY PUBLIC

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dana Ballinger**, 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 27th day of April, 2006.

Notary Public

My Commission Expires: My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Patrick Ballinger**, 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 27 day of April, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF ~~Tennessee~~ Mississippi
COUNTY OF ~~Davidson~~ Lowndes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bilbo Davis**, 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 28th day of April, 2006.

Cindy C. Strickland
Notary Public

My Commission Expires: 10/29/06

CINDY C. STRICKLAND NOTARY PUBLIC LOWNDES COUNTY, MS