THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14721

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Davidson County DEEDWARR
Recvd: 07/11/06 10:17 2 pgs
Fees:13.00 Taxes:344.10
20060711-0083274

Property Address:
2530 Hibbits Rd., Nashville, TN 37214

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert Mertens, Jr., unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Craig S. France, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 24, on the Plan of Woodberry Park, as shown by plat of record in Plat Book 2133, Page 117-119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Pansy Henley, a widow, dated January 14, 2000, and recorded January 24, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200001240007646.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

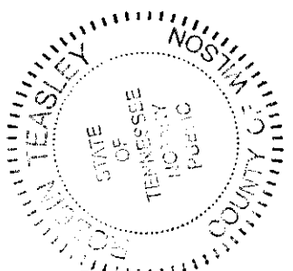
FILE BOX 45

WITNESS Grantor's hand this 29th day of June, 2006.

_____{Seal}
Robert Mertens, Jr.

State of TENNESSEE
County of DAVIDSON

On this the 29th day of June, 2006, before me, the undersigned officer, personally appeared Robert Mertens, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.




_____
Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $93,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 29th of June, 2006.

_____
Notary Public

My Commission expires: 11-14-09




Name of Owner and Property Address:
Craig S. France
2530 Hibbitts Road
Nashville, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Craig S. France
Franklin American Mortgage Co.
501 Corporate Center Drive, Suite 400
Franklin, TN 37067
Tax Parcel ID#: 095-08-0-123.00