THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03088

Davidson County DEEDWARR
Recvd: 07/13/06 12:44 2 pgs
Fees:13.00 Taxes:1128.50

20060713-0084579

Property Address:
5717 Traceside Drive, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

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, **Margaret Greer West**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Mark Francis, and Jennifer Francis, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 225 on the Plan of Traceside, Section 10, Revision One, as shown by plat of record in Book 9700, Page 827, 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 Julia Irene Miller, unmarried, dated August 26, 2003, and recorded August 28, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20030828017072.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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.

MGW

WITNESS Grantor's hand this 22nd day of May, 2006.

Margaret Greer West {Seal}

MARGARET GREER WEST

Marg

State of TENNESSEE
County of DAVIDSON

On this the 22nd day of May, 2006, before me, the undersigned officer, personally appeared Margaret Greer West, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $305,000.00 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 22nd of May, 2006.

Notary Public

My Commission expires: 1-27-07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

Name of Owner and Property Address:
Daniel Mark Francis and Jennifer Francis
5717 TRACESIDE DR
NASHVILLE, TN 37221

Person Or Entity Responsible For Payment Of Taxes:
Daniel Mark Francis and Jennifer Francis
5717 TRACESIDE DR
NASHVILLE, TN 37221

Tax Parcel ID#: 155-16-0-A-275.00-CO