Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $393,000.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2006.

Notary Public
My commission expires:

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

15-0607-150767

Address of New Owner:	Send Tax Bills to:	Tax Information
James Vincent Tedesco	Franklin American Mortgage	064-03-0-A-094.00CO
1904 Myleen Place	501 Corporate Centre Dr.	
Old Hickory TN 37138	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy C. Browne and wife, Stephanie Browne, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Vincent Tedesco and wife, Jennifer Jill Tedesco, hereinafter called the Grantees, their successors 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 Lot No. 169, on the Plan of Phase Eleven, Section One, Brandywine Pointe, of record in Book 9700, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Walsh and wife, Claudette H. Walsh by deed from Kelly E. Jordan and wife, Mary L. Jordan, dated July 2, 2001, recorded July 19, 2001, of record in Instrument No. 20010719-0076622, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy C. Browne and wife, Stephanie Browne by deed from Robert L. Walsh and wife, Claudette H. Walsh, dated September 29, 2005, recorded October 3, 2005, of record in Instrument No. 20051003-0118478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1904 Myleen Place, Old Hickory, TN 37138

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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: 07/17/06 15:31 2 pgs
Fees:13.00 Taxes:1454.10
20060717-0085910

WITNESS my hand this 12th day of July, 2006.

Timothy C. Browne

Stephanie Browne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy C. Browne and Stephanie Browne, 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 in Old Hickory, TN, this 12th day of July, 2006.

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY