Return to: John T. Cook

Box-14A

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

15379

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/2006

Ollie Mai Parsley

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Davis	Franklin American Mortgage Co.	106-14-83
(NAME)	(NAME)	
1997 Gatlin Drive	501 Corporate Centre Dr Suite 400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Juanita Mae Davis married, and Carl Lee James, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Davis, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 3 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 3 fronts 90 feet on the westerly margin of Gatlin Drive and runs back between lines, 166.9 feet on the northerly margin and 188.2 feet on the southerly margin, which is a broken line, to the rear line on which it measures 40 feet.

BEING the same property conveyed to Juanita Mae Davis and Carl Lee James by Quitclaim Deed from Minnie M. McMahon dated April 15, 2003, and recorded at Instrument No. 20030417-0051563, said Register's Office.

The above described property is not a residence for the grantors.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1997 Gatlin Drive, Nashville, TN 37210

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 their hands this 21st day of July, 2006.

Juanita Mae Davis

Carl Lee James

Davidson County DEEDWARR
Recvd: 07/25/06 09:42 2 pgs
Fees:13.00 Taxes:413.29

20060725-0089252

15379

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Juanita Mae Davis married, and Carl Lee James, married the bargainor s, 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 21st day of July, 2006.

My commission expires 11/25/2006

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006