Davidson County DEEDWARR
Recvd: 07/28/06 08:45 2 pgs
Fees:13.00 Taxes:610.13
20060728-0091271

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Andres Rafael Garban
393 Wimpole Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE
SUITE 400
FRANKLIN, TN 37067

MORTGAGEE:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

MAP **119-7**
GROUP
PARCEL **31**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elbert T. Rawls, Jr., unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Andres Rafael Garban and Amanda Sharee Cupples, as joint tenats with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Glencliff Estates, Section VII, of record in Book 2331, page 73, Register's Office, Davidson County, Tennessee.

Said Lot No. 158 fronts 126 feet on the south side of Wimpole Drive and runs back 292 feet on the easterly line and 304.9 feet on the westerly line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Elbert T. Rawls, Jr. and wife, Claudia E. Rawls* by deed of record in Book 8307, page 253, Register's Office for Davidson County, Tennessee.

*The said Claudia E. Rawls having since died on May 4, 2002.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **393 Wimpole Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **27th** day of **July, 2006.**

Elbert T. Rawls, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elbert T. Rawls, Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of July, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $164,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 24, 2009