Davidson County DEEDWARR
Recvd: 08/02/06 13:20 2 pgs
Fees:13.00 Taxes:739.63

20060802-0094047

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC ARGE WILLIAMSON COUNTY TN

P-JH-06-3461

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Dickens	Franklin American Mortgage	
3461 Cobble Street	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	172120B31900CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES B. MORTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON DICKENS AND WIFE, DEBRA DICKENS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 530 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, page 661, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles B. Morton, an unmarried person by deed (DEEDWARR) from Roger Estes, unmarried person of record in Deed Instrument 200203070028894 on 02/28/2002 and filed for record on 03/07/2002 , Register's Office for said County. Charles B. Morton has since married. His wife has never occupied said property.

unimproved ( )
This is improved (X) property, known as 3461 COBBLE STREET, Nashville, Tennessee 37211
(House Number) (Street) (P O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of July, 2006.

Charles B. Morton

#52741

STATE OF Tennessee
COUNTY OF DAVIDSON

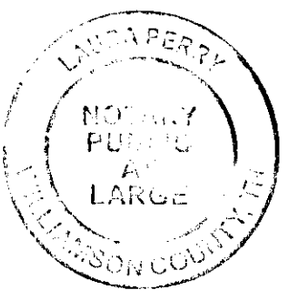
On this the 27th day of July, 2006, before me personally appeared Charles B. Morton, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959