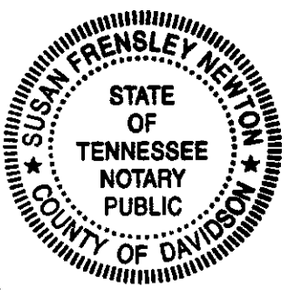
Davidson County DEEDWARR
Recvd: 08/14/06 09:49 2 pgs
Fees:13.00 Taxes:279.35

20060814-0099551



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$75,500.00 Donna Poore
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10 DAY OF August, 2006.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Payne	Franklin American Mtg. Co.	Map 96-06
2942 Sinbad Drive	501 Corporate Centre Dr. Ste 400	Parcel 209
Nashville, TN 37214	Franklin, TN 37067	

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,

Nina T. Davenport, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mary A. Payne, 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. 219 ON THE MAP OF CLOVERHILL SUBDIVISION, SECTION IV, AS OF RECORD IN BOOK 2133, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 219 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF SINBAD DRIVE AND EXTENDS BACK BETWEEN LINES 305.5 FEET ON THE EASTERLY LINE AND 297.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 68 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ISAAC C. DAVENPORT AND WIFE, NINA T. DAVENPORT BY DEED FROM WILLIAM C. GREER AND LOUISE P. GREER, DATED MAY 8, 1959, AND OF RECORD IN BOOK 2906, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO NINA T. DAVENPORT BY QUITCLAIM DEED FROM ISAAC C. DAVENPORT, DATED OCTOBER 22, 1976, AND OF RECORD IN BOOK 5081, PAGE 399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2145, Page 262, and Book 2153, Page 243, Register's Office for Davidson County, Tennessee.
4) Property is subject to Easement for Transmission Lines granted to USA-TVA disclosed in Deed Book 2133, Page 62, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2942 Sinbad Drive, Nashville, TN 37214
(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 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 my hand(s) this 10th day of August, 2006.

Nina T. Davenport
Nina T. Davenport

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nina T. Davenport, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076