Davidson County DEEDWARR
Recvd: 09/01/06 08:11 2 pgs
Fees:13.00 Taxes:814.00
20060901-0108025

WARRANTY DEED

P-06-515-1

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Susie Walcott
Affiant

Subscribed and sworn to before me, this 31st DAY OF August 2006.

Carolyn A Jeffreys
Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

CAROLYN A JEFFREYS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia C. Nanney	Franklin American Mortgage (NAME)	
515 Old Towne Drive	501 Corporate Centre Dr. Ste 400 (ADDRESS)	160-16-0C-039.00
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOLENE L. MCKENZIE UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JULIA C. NANNEY UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit 39 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jolene L. McKenzie, unmarried, by Warranty Deed from Gregory L. Lorenzi and Brittany T. Lorenzi, husband and wife, of record in Instrument # 20040526-0061843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 515 Old Towne Drive, Brentwood, Tennessee 37027
(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/our hand(s) this 31st day of August, 2006.

Jolene L. McKenzie

Jolene L. McKenzie By: Susan Brown Atty in Fact

STATE OF Tennessee

COUNTY OF Williamson

On this the 31st day of August, 2006 before me personally appeared Susan Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jolene L. McKenzie, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this 31st day of August, 2006.

Connie Hooper

Notary Public

My Commission Expires: 2/24/09

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800