Davidson County DEEDWARR
Recvd: 11/13/06 10:31 2 pgs
Fees:13.00 Taxes:2016.50

20061113-0140139

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Michelle L. Mansere
Affiant

Subscribed and sworn to before me, this 9th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 25, 2010

WARRANTY DEED

BOX 10

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-VRE-06-1700

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher Woolsey	Franklin American Mortgage Co (NAME)	
1700 Cedar Lane (ADDRESS)	501 Corporate Centre Ste 400 (ADDRESS)	117-4-245
Nashville, TN 37212 (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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VIRGINIA F. DEGERBERG AND SPOUSE. GEORGE N. DEGERBERG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTOPHER WOOLSEY AND WIFE, VELAIRE WOOLSEY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE PLAN OF BELMONT TERRACE OF RECORD IN BOOK 421, PAGE 101, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF CEDAR LANE, AT THE CORNER OF LOTS NOS. 85 AND 86; THENCE NORTHERLY WITH THE LINE BETWEEN SAID TWO LOTS, 160.0 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY, EASTWARDLY 63.7 FEET TO THE WESTERLY MARGIN OF OAKLAND AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHERLY 139.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, 32.2 FEET TO THE NORTHERLY MARGIN OF CEDAR LANE; THENCE WITH THE NORTHERLY MARGIN OF SAID LANE, WESTERLY 49.3 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA F. DEGERBERG AND SPOUSE GEORGE N. DEGERBERG BY WARRANTY DEED FROM PATRICIA A. SHEMIN, UNMARRIED, RECORDED THE 4TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010904-0095336 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 101; and Book 11657, page 850, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1700 Cedar Lane, Nashville, Tennessee 37212
(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 9th day of November, 2006.

Virginia F. Degerberg

George N. Degerberg

STATE OF Tennessee
COUNTY OF Davidson

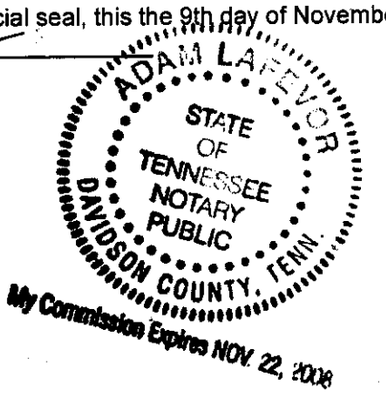
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia F. Degerberg and George N. Degerberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903