PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/21/06 08:07 3 pgs
Fees:18.00 Taxes:991.60
20061121-0144073

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of November, 2006, by and between EDWARD D. THORNHILL, UNMARRIED, hereinafter called Grantor, and DEBORRAH E. SILVA, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, EDWARD D. THORNHILL, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DEBORRAH E. SILVA, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1404 BENJAMIN ST., NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Edward D. Thornhill

EDWARD D. THORNHILL
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDWARD D. THORNHILL, UNMARRIED, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 20 **day of November, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

DEBORRAH E. SILVA

1404 BENJAMIN ST.
NASHVILLE, TN 37206

Property Address:

1404 BENJAMIN ST., NASHVILLE, TN 37206
Person Responsible for Taxes:

FRANKLIN AMERICAN mortgage Company
501 Corporate Centre Dr, Suite 400
Franklin, TN 37067

Map & Parcel #: MAP 83-1, PARCEL 430

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$268000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of **November, 2006.**

Notary Public

My Commission Expires: 11/20/08

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7926

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Weakley Home Place, as shown on plat of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to EDWARD D. THORNHILL, by Warranty Deed from Virginia Team, of record in Instrument Number 20030603-0075055, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 83-1, PARCEL 430).
2. All matters as set forth on the Plan of record in Plat Book 421, Page 36, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.