WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 28th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY ALLEN ERWIN	Franklin American Mtg	Map 64
4212 BRACKENWOOD DRIVE	501 Corporate Centre Dr Ste 400	Group 9
OLD HICKORY TN 37138	Franklin, TN 37067	Parcel 199
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ELLEN W. ROCHELLE
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO TIMOTHY ALLEN ERWIN
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:

THIS PROPERTY IS KNOWN AS: 4212 Brackenwood Drive, Old Hickory, TN 37138, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Southfork Section One of record in Plat Book 6250, Page 384 & 385, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ellen W. Rochelle, unmarried, dated 06/30/97, by Warranty Deed from Jeffery W. Cunningham and wife, Gina S. Cunningham, and filed for record on 07/03/97, in Book 10516, page 804, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/29/06 09:27 2 pgs
Fees:13.00 Taxes:547.23
20061129-0147057

This is: Unimproved ( )
Improved ( ) Property, known as: 4212 BRACKENWOOD DRIVE, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 this 28th day of November, 2006.

Ellen W. Rochelle

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Ellen Rochelle the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 28 day of November, 2006.

Commission Expires:_____

_____
Notary Public

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009