WARRANTY DEED

G-FAMC-06-601

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
Sandra R. Mayen	Franklin American Mortgage	
601 Churchill Crossing (ADDRESS)	501 Corporate Centre Drive, Suite 400 (NAME)	34-3-B-601CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (ADDRESS) (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 M. KENNEDY, SINGLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA R. MAYEN, UNMARRIED, 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 UNIT NO. 601 OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, AND BOOK 7845, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7900, PAGE 25, SAID REGISTER'S OFFICE, AND BY THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 10635, PAGE 110, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA M. KENNEDY, A SINGLE WOMAN BY WARRANTY DEED FROM MELISSA K. STENBERG, A SINGLE WOMAN, RECORDED ON THE 19TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040219-0019088, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes; b) instruments of record in Book 7792, Page 915; Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199; Instrument No. 20050829-0103075; Book 7788, Page 924; Plat Book 7900, Page(s) 25; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 601 Churchill Crossing, Madison, Tennessee 37115
(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 16th day of November, 2006. VMK

Virginia M. Kennedy

Virginia M Kennedy

Davidson County DEEDWARR
Recvd: 12/07/06 10:48 2 pgs
Fees:13.00 Taxes:351.50

20061207-0151419

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia M. Kennedy, 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 16th day of November, 2006.

Jessica Cornelius
Notary Public

My Commission Expires: May 10, 2010

(SEAL)

JESSICA CORNELIUS
KY NOTARY AT LARGE
COMMISSION EXPIRES 5/10/2

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

VMK