Davidson County DEEDWARR
Recvd: 12/29/06 13:47 2 pgs
Fees:13.00 Taxes:469.90
20061229-0160891

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
06TN03730

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of December, 2006

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Scott Usher	Franklin American Mtg	**150-05-0-330.00**
3208 LuAnn Dr.	501 Corporate Ctr Drive, #400	
Antioch, TN 37013	Franklin, TN 37067	

FOR AND IN 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,

Bobby G. Appleton and wife, Jennifer Appleton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Scott Usher and wife, Daniela Usher

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:

Land in Davidson County, Tennessee, being Lot Number 7 on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, pages 174-175, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby G. Appleton and Jennifer Appleton, husband and wife, by Quitclaim Deed from Bobby G. Appleton, dated March 24, 2004 and recorded April 5, 2004 in Instrument No. 20040405-0037892, and being the same property previously conveyed to Bobby G. Appleton, unmarried by Warranty Deed from Denise A. Melidis, an unmarried person, dated November 30, 2001, and recorded December 5, 2001, in Instrument No. 20011205-0134032 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property known as **3208 LuAnn Dr., Antioch, TN 37013**
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 our hands this 28th day of December, 2006.

Bobby G. Appleton

Jennifer Appleton

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby G. Appleton and wife, Jennifer Appleton the bargainor(s) 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 at Smyrna, Tennessee, this 28th day of December, 2006.

Commission Expires: 1/6/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

MY COMMISSION EXPIRES:
8-16-08