Record & Return to:
First Title and Escrow Company, Inc.
FTEC #26158 File Box 9B

Davidson County DEEDWARR
Recvd: 01/24/07 13:31 2 pgs
Fees:13.00 Taxes:795.50

20070124-0009902

PREPARED BY:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 45101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th
19th DAY OF JANUARY, 2007.

Notary Public

CHRISTINA M. REED
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires NOV. 22, 2010

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ORVILLE N. BIGNALL et ux	**FRANKLIN AMERICAN MORTGAGE CO.**	**48-137**
4786 Eatons Creek Road	**501 Corporate Centre Drive, Suite 400**	**13D 31000**
Nashville, TN 37218	**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, JOHN TUCKER, JR., GARY EUGENE TUCKER and RALPH LEMONT TUCKER, being all of the heirs at law of JOHN I. TUCKER, DECEASED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ORVILLE N. BIGNALL and wife, SELIENE E. BIGNALL**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the easterly margin of Eaton's Creek road at the intersection of said margin of said Eaton's Creek road and the southerly margin of McCool Road; thence with the easterly margin of said Eaton's Creek Road southwardly 230 feet to a point; thence Eastwardly 570 feet, more or less, to the Westerly margin of an unnamed road; thence with same northwardly 230 feet to the southerly margin of said McCool Road; thence with the same, Westwardly 500 feet to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to John I. Tucker by Quitclaim Deed from Dorean Tucker of record in Book 10762, Page 614, Register's Office for Davidson County, Tennessee and being the same property conveyed to John I. Tucker and wife, Dorean Tucker by deed from James Edward Brown and wife, Carolyn Faye Brown, of record in Book 5032, Page 323, Register's Office for Davidson County, Tennessee. John I. Tucker has since died, leaving the undersigned as his sole heirs at law.

This is improved property known as 4786 Eatons Creek Road, Nashville, Tennessee 37218

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

WITNESS our hands this 19th day of January, 2007.

JOHN TUCKER, JR.

GARY EUGENE TUCKER aka Gary E. Tucker

RALPH LEMONT TUCKER

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 JOHN TUCKER, JR., GARY EUGENE TUCKER and RALPH LEMONT TUCKER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010