Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/21/07 09:16 2 pg
Fees:13.00 Taxes:758.13

20070221-0021289

39-B
File #07-1034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Maria Mayo Robbins, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Matthew Wolf, an unmarried man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 114, on the Plan of Brattlesboro Condominium, of record in Book 5800, Page 225-226 and Master Deed in Book 6092, Page 184, Book 7454, Page 414, and Book 7456, Page 853, Register's Ofiice for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria Mayo Robbins by deed from Samuel G. Robbins dated March 10, 2006 of record in Instrument No. 20060323-0033501, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 114 Brattlesboro Drive, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of February, 2007

maria Mayo Robbins

Maria Mayo Robbins

State of Tennessee)
County of Davidson)

On this 8th day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Maria Mayo Robbins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 204,900.00.

X Maria Mayo Robbins
Affiant

Sworn and subscribed before me on this the 8th day of February, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Matthew Wolf	Franklin American Mortgage Corp.	132 09 0A 005.00CO
114 Brattlesboro Drive	501 Corporate Centre Drive #400	
Nashville, TN 37204	Franklin, TN 37067	