WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/07 15:15 3 pgs
Fees:18.00 Taxes:429.20

20070221-0021612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil Sampson	Franklin American Mortgage	MAP 023-0
(NAME)	(NAME)	
2394 Clay Lick Road	501 Corporate Centre Drive #400	PARCEL 009.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Franklin, TN 37067	
(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, Bertha Mae Neske, A Single Person

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

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 the 10th, formerly 22nd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made in December, 1945, Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the Northerly margin of Clay Lick Road at the Southwest corner of the tract in question, being M.G. McCarley's Southeast corner, thence along McCarley's Easterly line, North 36 deg. East 600 feet to a post in Hamer's Line; thence along with Hamer's Line South 81 deg. 40' East 140 feet to a post and continuing with Hamer's Line, South 6 deg. 20' West 415 feet to a post, being at the Northeast corner of a tract of 1.45 acres, shown on said survey; thence with the North line of said 1.45 acre tract, North 57 deg. 40' West 153 feet to a stake at the Northwest corner of said 1.45 acre tract, and continuing with the West line of the same, South 32 deg. 20' West 280 feet to a stake in the North margin of Clay Lick Road; thence with the margin of the same, North 57 deg. 40' West, 197.5 feet to the beginning.

INCLUDED in the above reference property, but expressly EXCLUDED from this conveyance is the following land condemned by the State of Tennessee by Final Consent Judgment of record in Book 4584, Page 552, said Register's Office, and being more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 2394 Clay Lick Road, Whites Creek, TN 37189
(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 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 my hand this 16th day of February, 2007

Bertha Mae Neske

Bertha Mae Neske

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 Bertha Mae Neske, A Single Person

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 Goodlettsville, Tennessee, this 16th day of February, 2007

Commission expires 11-24-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

A Tract of land in the 10th Civil District of Davidson County, Tennessee, to-wit: Beginning at a point in the center of Clay Lick Road, said point being Willie Bell Barlow's Southwest corner; thence with said road North 61 deg. 10' 10" West 200 feet, more or less, to a point in the W. W. McCarley's Southeast boundary line; thence with said boundary line North 36 deg. 30' East 40 feet; thence Southeastwardly 210 feet more or less to Willie Bell Barlow's Westerly boundry line; thence with said boundary line South 36 deg. 30' West 55 feet, more or less to the point of beginning.

Being the same property conveyed to Bertha Mae Neske, a single person by Special Warranty Deed dated July 29, 2004, from Tennessee Housing Development Agency, of record by Instrument No. 20040805-0094047 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.