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Davidson County DEEDWARR
Recvd: 03/21/07 14:48 2 pgs
Fees:13.00 Taxes:303.03

20070321-0034517

Realty Title
B-748

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $81,900.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 14th day of March, 2007.

Notary Public
My commission expires: 2/22/09

03-0702-34436

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cindy Danell McClearen	Franklin American Mortgage	161-05-0-A-15
714 Ashlawn Place	501 Corporate Centre Drive, #400	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bonnie G. Long, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cindy Danell McClearen, hereinafter called the Grantees, their successors 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 Unit No. A-14 on the Plan of Ashlawn Place Condominiums, as shown on Exhibit A-2 of the Master Deed of Record in Book 6607, Page 596, amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie G. Long, unmarried, by deed from Lee F. Austin and wife, Susan H. Austin, and Edith P. Austin, unmarried, dated 5-28-98, recorded 6-8-98, in Book 10966, Page 797, 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.

This property is improved property known as 714 Ashlawn Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of March, 2007:

Bonnie G. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonnie G. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of March, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

