Box 14A
jtc file 20442-3

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02010 MORLEY NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lynda Joan Morley	Franklin American Mtg. Co.	142-7C-049.00 CO
246 Myhr Green	501 Corporate Centre Drive	Ste 400
Bellvue, TN 37221	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANN B. THIGPEN, AN UNMARRIED WOMAN

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

LYNDA JOAN MORLEY, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"
Nashville

This is improved property known as 246 Myhr Green, Bellvue, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of March, 2007.

Ann B. Thigpen by Patricia Watson, attorney in fact
Ann B. Thigpen
BY: Patricia Watson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of March, 2007, before me personally appeared Particia Watson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ann B. Thigpen** and acknowledged that she executed the same as the free act and deed of said **Ann B. Thigpen**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/02/07 08:42 2 pgs
Fees:13.00 Taxes:726.68
20070402-0038606

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 49, PHASE IV OF ASHLEY GREEN CONDOMINIUMS, as established under Plat Book 6900, Page 978 and Master Deed of record in Book 7184, Page 44, corrected in Book 7467, Page 279, amended in Book 7482, Page 312, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Francis Y. Thigpen and wife Ann B. Thigpen by General Warranty Deed from Martin Howard Bowman, a single person, recorded November 3, 2004 at Instrument No. 20041103-0132728. Francis Y. Thigpen having since died. Further, being conveyed to Ann B. Thigpen, Trustee of the Ann B. Thigpen Declaration of Trust by Quitclaim Deed from Ann B. Thigpen, an unremarried widow, recorded May 11, 2005 at Instrument No. 20050511-0053344, in the Register's Office of Davidson County, Tennessee.

Further, being conveyed to Ann B. Thigpen, an unmarried woman, by Quitclaim Deed from Ann B. Thigpen, Trustee of the Ann B. Thigpen Declaration of Trust, of record in Instrument No. 20070402000 38604, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Ann B. Thigpen pursuant to a power of attorney executed by the same on the 03/02/2007, and being filed for in Instrument # 20070402000 38605, Register's Office for Davidson County, Tennessee.