03

Realty Title
B:#48A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 48512
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/03/07 14:08 2 pgs
Fees:13.00 Taxes:684.50
20070403-0039992

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott Moran Katherine Radakovich 8253 Boone Trace Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 126150B19000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan L. Key , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott M. Moran and Katherine M. Radakovich** 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 Lot No. 22 on the Plan of Section Two, Lexington Point Subdivision of record in Doc. No. 20010515-0049954, amended by Surveyors Certificate of Correction of record in Doc. No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan L. Key by deed from John Scott Cornwell of record in Doc. No. 20031027-0157961, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010515-0049954, amended by Surveyors Certificate of Correction of record in Doc. No. 20011214-0138239, said Register's Office, which Plan shows a 30 foot minimum building setback line from Boone Trace, together with a designated building site, and a 20 foot easement for public utility purposes along the front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001018-0103445, Doc. No. 20010522-0052909, rerecorded in Doc. No. 20020214-0019754, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8253 Boone Trace Court, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2007.

Susan L. Key

State of TENNESSEE
County of DAVIDSON

On this 26th day of March, 2007 , before me the undersigned authority, personally appeared Susan L. Key, 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.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $185,000.00

Affiant

Sworn and subscribed before me this the 26th day of March, 2007

Notary Public

My Commission Expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY