RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45171

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00 Rebecca D. Purser
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of March, 2007. Tabatha Edwards
Notary Public
MY COMMISSION EXPIRES: 11/24/07

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

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa P. Stender	Franklin American Mtg Co.	61-15-380
1215 Stratford Avenue	501 Crescent Centre Dr. St 400	
Nashville, TN. 37216	Franklin, TN 37067	

FOR AND IN 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, I/WE,

Jacob P. Lawson, Unmarried and W. Robert Waggoner and wife, Leigh F. Waggoner

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

Melissa P. Stender, Unmarried

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 Davidson County, Tennessee, being the eastelry 57.4 feet on the westerly 107.4 feet of Lot No. 268 and the easterly 57.4 feet of the westerly 107.4 feet of the southerly 35 feet of Lot No. 269 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob P. Lawson, unmarried and W. Robert Waggoner and wife, Leigh F. Waggoner by deed from Ronald L. Heacock and wife, Karen M. Walasek, of record in Instrument Number 20010108-0002286, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1215 Stratford Avenue, Nashville, TN 37216

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.

Davidson County DEEDWARR
Recvd: 04/09/07 12:58 2 pgs
Fees:13.00 Taxes:573.50
20070409-0041762

Witness my/our hand(s) this 30th day of March, 2007

Jacob P. Lawson, Unmarried

W. Robert Waggoner

Leigh F. Waggoner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of March, 2007, personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Jacob P. Lawson, as his Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Jacob P. Lawson, as though he had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2007.

Notary Public

My Commission Expires: 11/24/07

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of March, 2007, personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of W. Robert Waggoner and wife, Leigh F. Waggoner, as their Attorney-in-Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said W. Robert Waggoner and wife, Leigh F. Waggoner, as though they had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2007.

Notary Public

My Commission Expires: 11/24/07

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