WARRANTY DEED

G-VRE-07-307

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,615.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lizbeth K. Thomas	American Franklin Mtg Co. (NAME)	
310 North Crest Road (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	
Chattanooga, TN 37404 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	173-1-199.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFF W. SULLIVAN AND WIFE, ASHLEY S. SULLIVAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LIZBETH K. THOMAS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13-A, ZONE LOT DIVISION OF LOTS 13, 14 and 15 ON THE PLAN OF MONTE CARLO, SECTION 2-C, as shown on plat of record in Plat Book 5200, Page 66, amended in Plat Book 5200, Page 497 and Plat Book 6225, Page 368, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff W. Sullivan and wife, Ashley S. Sullivan by Warranty Deed from Theresa Y. Frierson aka Theresa Y. Rose, recorded on the 4th day August, 2003 in Instrument No. 20030804-0110227, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, page 66; Book 5200, page 497; Book 6225, page 368, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 307 Darold Court, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of April, 2007.

Jeff W. Sullivan

Ashley S. Sullivan by Jeff W. Sullivan, Attorney in Fact

Ashley S. Sullivan

Davidson County DEEDWARR
Recvd: 04/12/07 10:23 2 pgs
Fees:13.00 Taxes:227.98

20070412-0043785

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff W. Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of April, 2007, before me personally appeared Jeff W. Sullivan 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 Ashley S. Sullivan and who acknowledged he executed the same as the free act and deed of the said Ashley S. Sullivan.

Witness my hand and official seal, this the 10th day of April, 2007.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903