WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-VRE-07-3209

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,615.00

Carmen Coats
Affiant

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

J Brandon Miller
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	Franklin American Mortgage Co. (NAME)	
310 North Crest Rd. (ADDRESS)	501 Corporate Centre Dr., #400 (ADDRESS)	
Chattanooga, TN 37404 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	150-5-381.00

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 JEFFREY 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 NO. 10-B, CHERRY HILLS, SECTION 12, ZONE LOT DIVISION OF LOTS 9, 10, 11, 12, 13 AND 14, AMENDED IN 6250, PAGE 734, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY W. SULLIVAN AND WIFE, ASHLEY S. SULLIVAN BY WARRANTY DEED FROM RICHARD PHILLIP BAXTER, MARRIED, RECORDED ON THE 29TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041029-0130271, 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 6250, page 734; Book 6250, pages 174 and 175; Book 6436, page 642; Book 6502, page 152; and Book 4550, page 876, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3209 Luann Drive, Antioch, Tennessee 37013
(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.

Jeffrey W. Sullivan

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

Davidson County DEEDWARR
Recvd: 04/12/07 10:25 2 pgs
Fees:13.00 Taxes:338.98

20070412-0043797

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey 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 Jefrey 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