WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **30TH DAY OF MARCH, 2007.**

NOTARY PUBLIC T. GARRISON

MY COMMISION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Davidson County DEEDWARR
Recvd: 04/20/07 13:33 3 pgs
Fees:18.00 Taxes:943.50
20070420-0047452

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Andrea E. Weaver	**Franklin American Mortgage Company**	**73-11-29**
2308 Ridgeland Drive	**501 Corporate Centre Drive, Ste 400**	
Nashville, TN 37214	**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, WE,

Joycelyn L McNaughten

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

Andrea E. Weaver, married, and Aden Michael Weaver, her husband,

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2854, page 20, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Sanitary Sewer Easements of record in Book 6489, page 355, said Register's Office.

All Restrictions of record in Book 2752, page 594, and Book 2956, page 595, said Register's Office.

(**X**) Improved
This ( ) Unimproved property is known as: **2308 Ridgeland Drive Nashville, TN 37214**

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 not 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 ever 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.

Witness my hand this **30th day of March, 2007**.

Joycelyn L McNaughten

Joycelyn L McNaughten

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joycelyn L McNaughten**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 30th day of March, 2007.

T. Garrison

Notary Public

My Commission Expires:

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 385 on the Plan of Sunset View, Section 5, of record in Book 2854, page 20, said Register's Office, described as follows:

SAID Lot No. 385 fronts 95 feet on the northerly side of Ridgeland Drive and extends back 391.8 feet on the easterly line and 512 feet on the westerly line to a broken line in the rear measuring 230.1 feet thereon.

Being the same property conveyed to David F. Kimberly Sr. and wife. Marjorie H. Kimberly, by Deed from Dolores C. Whatley Holland and husband, Phillip Holland, filed for record 02/10/78 in Book 5251, page 684, Register's Office for Davidson County, Tennessee.

The said David F. Kimberly having since died August 14, 1978, devising the property to his wife, Marjorie Harmon Kimberly, the surviving tenant by the entirety. The said Marjorie Harmon Kimberly having since died June 21, 1999, testate, devising property to her four children: David F. Kimberly, Jr., Joycelyn L. McNaughten, Kenneth E. Kimberly, and Scott C. Kimberly, by virtue of Petition filed in the Probate Division of the Seventh Circuit Court, Dockett # 99P-1898, Davidson County, Tennessee.

The said David F. Kimberly, Jr., having since filed a Disclaimer Pursuant to Tennessee Code Annonated 31-1-103, in the Probate Division of the Seventh Circuit Court, Dockett # 99P-1898, Davidson County, Tennessee, of record in Instrument Number ~~2000082-50083985~~, Register's Office for Davidson County, Tennessee. * 20070420-0047449

The said Scott C. Kimberly, having since filed a Disclaimer Pursuant to Tennessee Code Annonated 31-1-103, in the Probate Division of the Seventh Circuit Court, Dockett # 99P-1898, Davidson County, Tennessee, of record in Instrument Number ~~2000082-50083986~~, Register's Office for Davidson County, Tennessee. * 20070420-0047450

The said Kenneth E. Kimberly, having since executed a Quitclaim Deed, dated November 3, 2006, devising his interest in property located at 2308 Ridgeland Drive, Nashville, TN 37214, to Joycelyn L. McNaughten, the remaining heir of Marjorie Harmon Kimberly, being filed for record simultaneously herewith, in the Register's Office for Davidson County, Tennessee. of record in Instrument # 20070420-0047451