WARRANTY DEED

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 04/26/07 10:09 2 pgs
Fees:13.00 Taxes:686.35

20070426-0049721

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 2-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlton Cantrell (NAME)	Mortgage Company of America (NAME)	MAP & PARCEL
601 Old Hickory Boulevard, #114 (ADDRESS)	2416 21st Avenue, S., Suite 202 (ADDRESS)	171-03-0-B-297.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	CO

FOR AND 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, Mark A. Templeton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlton Cantrell and wife, Elizabeth Cantrell

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 Unit No. 59 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat and survey appearing of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark A. Templeton, unmarried, by deed dated November 20, 2001, from Lisa Miller Farrington, unmarried, as shown of record in Instrument ~~#2011121-0128003~~, Register's Office for Davidson County, Tennessee. #200111 21-0128003

This conveyance is subject to restrictive covenants of record in Book 7798, page 843; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 11550, page 531; Instrument #200007180070558; Book 11753, page 208; Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Book 11550; page 554; and Plat Book 7900, page 807; Register's Office for Davidson County, Tennessee. This conveyance is also subject to easements of record in Book 7358 page 643; Book 7851, page 712; and Book 10012, page 756; Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Boulevard, #114, Brentwood, TN 37027
(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 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.

Witness my hand this 17th day of April, 2007

Mark A. Templeton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Templeton, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 17th day of April 2009.

Commission expires 2-21-2011

Lynda L. King
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY