PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

Davidson County DEEDWARR
Recvd: 05/03/07 10:30 2 pgs
Fees:13.00 Taxes:480.63
20070503-0052967

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires

Subscribed and sworn to before me, this 20th day of April, 2007.

Notary Public
My commission expires: 7/19/08

08-0703-91067

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bobbie Jean Richardson	Franklin American Mortgage Co.	021-00-0 180.00
6110 Clarksville Pike	501 Corporate Centre, Ste 400	
Joelton TN 37080	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nikki Loven, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bobbie Jean Richardson, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 14th Civil District of Davidson County, Tennessee; shown as Tract No. 3 on Plan of part of land of Elsie Felts Binkley and said Tract No. 3 fronts 125 feet on the easterly side of said Clarksville Highway and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made August 2, 1956, as follows:

Beginning at a point in the easterly right of way line of the said Clarksville Highway 259 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al; thence south 85 degrees 23' 30" east, 378.45 feet to a stake; thence south 5 degrees 50' west 130 feet to a stake; thence north 84 degrees 38' west, 375 feet to a point in the easterly right of way of the said Clarksville Highway; thence northerly with said right of way line 125 feet, more or less, to the point of beginning.

On the south side of said Lot No. 3 there is a 50 foot right of way for a street running from the Clarksville Highway parallel to the southerly line of Lot No. 3, the full length of said Lot line, which was reserved by a former owner for future development of as a street.

For informational purposes only: prior deed references subject property to contain 1.10 acres.

Being the same property conveyed to Nikki Loven subject to Life Estate in J. W. Gamble, Jr. and Betty Jean Gamble by Quitclaim Deed from J. W. Gamble, Jr. and wife, Betty Jean Gamble, dated December 12, 2000, recorded December 14, 2000, of record in Instrument No. 20001214-0122983, Register's Office for Davidson County, Tennessee. The said J. W. Gamble, Jr. and Betty Jean Gamble having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6110 Clarksville Pike, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of April, 2007.

Nikki Loven

Nikki Loven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nikki Loven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 20th day of April, 2007.

Kelly Ann Callaghan

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008