WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 14:45 2 pgs
Fees:13.00 Taxes:1054.50
20070503-0053325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2007

ERIN D. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2008

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Kenigson (NAME)	Franklin American Mortgage (NAME)	16003010500
5360 Anchorage Court (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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, Ernest H. Cordell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew R. Kenigson and wife, Lynda F. Jones

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 Lot No. 319 on the Plan of Haileywood Estates, Section 8E & B, as of record in Book 3700, page 54, Register's Office for said County.

Said Lot No. 319 fronts 65.1 feet along the curve of the easterly margin of Anchorage Court and extends back 380.7 feet on the northeasterly line and 219.2 feet on the southwesterly line, to a line in the rear on which it measure 202.99 feet.

Being the same property conveyed to Ernest H. Cordell and wife, Sadye W. Cordell by deed from Hendley and Whiteside Builders, Inc. of record in Book 4084, page 737, Register's Office for Davidson County, TN. The said Sadye W. Cordell having since died and the property vested in Ernest H. Cordell by estate by the entireties.

Subject to restrictions of record in Book 3983, page 716, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, page 54, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 5360 Anchorage Court, Nashville, TN 37220 (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 29th day of March 2007

Ernest H. Cordell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest H. Cordell

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 Nashville, Tennessee, this 29th day of March 2007.

Commission expires 3-21-09

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 _____ 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

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Legal Description Continuation

Taxes for the year 2007 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.