WARRANTY DEED

R-RA-07-1105

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Anna B. Weller
Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

PHILLIS DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/18/07 14:35 2 pgs
Fees:13.00 Taxes:998.63
20070518-0059765

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	
Allison H. Schachter	Franklin American Mortgage Co.	
1105 Acklen Avenue	(NAME) 501 Corporate Centre Dr. #400	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Franklin, TN 37067	105-9-194.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY E. KELLY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLISON H. SCHACHTER, UNMARRIED, 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 19, PLAN OF A. B. HILLS SUBDIVISION OF THE PLANT LANDS, as shown on plat of record in Plat Book 332, Page 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy E. Kelly, unmarried by Warranty Deed from Brian M. Youmans and wife, Eunice G. Youmans, recorded on the 21st day of July, 2004 in Instrument No. 20040721-0087452, 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 in Plat Book 332, Page 65, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1105 Acklen Avenue, Nashville. Tennessee 37203
(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 15th day of May, 2007.

Timothy E. Kelly

Virginia J. Kelly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy E. Kelly and Virginia Kelly, 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 11th day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)

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