Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/24/07 13:07 1 pgs
Fees:13.00 Taxes:525.40

20070524-0062050

WARRANTY DEED

Preparer's File #-07D0203

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF MAY, 2007.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

TAMMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sonya R. Hardin and husband, Benjamin R. Hardin	Franklin American Mortgage Co.	147-10-35
5034 Suter Drive	501 Corporate Center, suite 400	
Nashville, TN 37211	Franklin, TN 37067	

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 consideration, the receipt of which is hereby acknowledged, I/we, PATRICK L. AKIN AND WIFE, CHERYL W. AKIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SONYA R. HARDIN AND HUSBAND, BENJAMIN R. HARDIN, 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:

Tax/Map ID: 147-10-35

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Caldwell County Estates, Section 5, of record in Plat Book 3300, page 16, said Register's Office.

Said Lot No. 280 fronts 95 ft. on the southeasterly margin of Suter Drive and runs back 145.3 ft. on the southwesterly line and 143.1 ft. on the northeasterly line to a dead line measuring 85.1 ft. thereon.

Being the same property conveyed to Patrick L. Akin and wife, Cheryl W. Akin by deed from Robert S. Gregg and wife, Denise R. Gregg of record in Instrument No. 20010226-0017444, filed on 02-26-01, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5034 Suter Drive, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **18th** day of **May, 2007**:

Patrick L. Akin

Cheryl W. Akin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICK L. AKIN AND WIFE, CHERYL W. AKIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 18th day of May, 2007.

Notary Public

My Commission Expires: 04/29/2010

SHARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON