03

Realty Title
Bk-488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/18/07 09:01 2 pgs
Fees:13.00 Taxes:373.33
20070618-0072278

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,900.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2007.

Notary Public
My commission expires: 7-24-2010

03-0705-34738

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jerry Patterson	Franklin American Mortgage	18-15-0-017
407 Moncrief Avenue	501 Corporate Centre Drive, Ste.400	
Goodlettsville TN 37072	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, Kent A. Biery and wife, Linda E. Biery, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jerry Patterson, 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 Davidson County, Tennessee, being Lot No. 40 on the Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, May 25, 1938, as follows:
>
> Beginning at a point in the northwesterly margin of Moncrief Avenue at the common corner of Lot Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief's Avenue; thence with the margin of the same, southwesterly 100 feet to the corner of Lot Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to northeasterly 100 feet to the point of beginning.
>
> Being the same property conveyed to Kent A. Biery and wife, Linda E. Biery by deed from Melinda Lawson (formerly known as Melinda L. Hughes) and husband, Kevin Lawson, dated 05/26/100, recorded 05/31/00, of record in Instrument No. 20000531-0053666, Register's Office for Davidson County, Tennessee.
>
> 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 407 Moncrief Avenue, Goodlettsville, TN 37072

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 13th day of June, 2007.

Kent A. Biery by George Basch attorney in fact
Kent A. Biery
By: George Basch, Atty in Fact

Linda E. Biery by George Basch attorney in fact
Linda E. Biery
By: George Basch, Atty in Fact

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 George Basch, 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 herein contained, and who further acknowledged that he is the attorney in fact for Kent A. Biery, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2007.

Diane K. Mann
Notary Public

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 George Basch, 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 herein contained, and who further acknowledged that he is the attorney in fact for Linda E. Biery, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2007.

Diane K. Mann
Notary Public

Commission expires 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN