Davidson County DEEDWARR
Recvd: 06/19/07 15:33 2 pgs
Fees:13.00 Taxes:1117.40

20070619-0073417

AFTER RECORDING PLEASE RETURN TO:
Lawyers Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENN.

G-VRE-07-1616

My Commission Expires JULY 21, 2007

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Branham	First Horizon Home Loans (NAME)	
1616 Shelby Avenue (ADDRESS)	4000 Horizon Way (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Irving TX 75063 (CITY) (STATE) (ZIP)	83-14-355.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHAD FREEDMAN AND CRAIG HARRIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH P. BRANHAM AND THOMAS M. KRAFT, 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, EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as shown on plat of record in Plat Book 57, Page 130, 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 Chad Freeman and Craig Harris, tenants in common, by Warranty Deed from Gary Beazley, married and Debbie R. Beazley recorded June 22, 2006 in Instrument No. 20060622-0074653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1616 Shelby Avenue, Nashville, Tennessee 37206
(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 June, 2007.

Chad Freeman
Chad Freedman

Craig Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Freedman and Craig Harris, 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 15th day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903