RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45393

Davidson County DEEDWARR
Recvd: 08/07/07 08:08 2 pgs
Fees:13.00 Taxes:1069.30
20070807-0093717

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Bryan	Franklin American Mortgage Company	104-16-26
2116 19th Avenue South	501 Corporate Centre Drive, Suite 400	
Nashville, TN, 37212	Franklin, TN 37067	

FOR AND IN 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, I/WE,

Wilma Holton Dorman, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard F. Bryan, unmarried

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 the southerly 50 feet of the northerly 52 feet of Lot No. 41 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, pages 56 and 117, Register's Office for said County.

Said part of Lot No. 41 fronts 50 feet on the easterly side of 19th Avenue South and runs back 163.2 feet, more or less, on the northerly line and 163.8 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Gary W. Dorman and wife, Wilma Holton Dorman, by Quitclaim Deed from Gary Wakefield Dorman, Jr., of record in Instrument No.: 200008160081160, Register's Office for Davidson County, Tennessee. The said Gary W. Dorman having since died.

Unimproved ( )
This is improved (X) property known as 2116 19th Avenue South, Nashville, TN 37212

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/our hand(s) this 31st day of July, 2007

Wilma Holton Dorman

By Gary W. Dorman Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of July, 2007, personally appeared Vicki L. Dorman to me known to be the person who executed the foregoing instrument on behalf of Wilma Holton Dorman as Attorney in Fact, and acknowledged that Vicki L. Dorman executed the same as the free act and deed of the said Wilma Holton Dorman.

Witness my hand and official seal this 31st day of July, 2007.

Notary Public

My Commission Expires: 7/24/2010

