07

REALTY TITLE
BOX 484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF July, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

22799

Davidson County DEEDWARR
Recvd: 08/14/07 07:58 2 pgs
Fees:13.00 Taxes:610.50

20070814-0096821

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William D. Saffer and wife, Florence J. Saffer	Franklin American Mortgage Co.	Map and Parcel 173-11-0A-058.00-CO
612 Hannah Ridge Court	501 Corporate Centre Dr., Suite 400	
Antioch, TN 37013	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, SEAN P. SULLIVAN, an unmarried person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto WILLIAM D. SAFFER AND FLORENCE J. SAFFER, HUSBAND AND WIFE, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 29 on the Plan of Stanford Village, Section 2 of Plat record in Instrument No. 20010226-0017614 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Sean P. Sullivan by warranty deed from Beazer Homes Corp. dba Phillips Builders, Inc. of record in Instrument No. 20020611-0071105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 173-11-0A-058.00-CO.
b. All matters appearing on the Plan of Section Two, Stanford Village of record in Instrument No. 200102260017614, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200002280019107, as amended in Instrument No. 200003010020280, as supplemented in Instrument No. 20010319-0026310, Instrument No. 20020123-0009420, Instrument No. 20041108-0134204, Register's Office for Davidson County, Tennessee.
d. Easements for sanitary sewers and/or storm drainage of record in Instrument Book 9466, page 794 and Book 11517, page 992, Register's Office for Davidson County, Tennessee.
e. Right of way Agreement of record in Book 4218, page 425 and Book 4229, page 43, Register's Office for Davidson County, Tennessee.
f. Easement of record in Book 11263, page 506, Register's Office for Davidson County, Tennessee.
g. Agreement regarding use of property for flood plain calculations of record in Book 11493, page 254, Register's Office for Davidson County, Tennessee.
h. Right of way deed of record in Book 2739, page 637, Register's Office for Davidson County, Tennessee.
i. Easement of record in Book 2590, page 545, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 612 Hannah Ridge Court, Antioch, Tennessee 37013.

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 the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his heirs and assigns, 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 30th day of July, 2007:

Sean P. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named SEAN P. SULLIVAN, the bargainor(s), 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 therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2007.

Notary Public

My Commission Expires:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN 30, 2010

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067