FILE BOX "7"

Davidson County DEEDWARR
Recvd: 08/30/07 12:32 2 pgs
Fees:13.00 Taxes:969.40
20070830-0104354

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45438

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Richard F. Bryan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 7/24/10

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
Dale M. Bryan	Franklin American Mortgage Company	82-13-A-6
1005 8th Avenue North	501 Corporate Centre Drive, Suite 400	
Nashville, TN, 37208	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,

Sandy Johns and Karrie McCullough, as tenants in common

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

Dale M. 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 Unit No. A-3, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee; described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandy Johns and Karrie McCullough, as tenants in common, by Warranty Deed from Metropolitan Development and Housing Agency, of record in Instrument No.: 20030606-0078741, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1005 8th Avenue North, Nashville, TN 37208

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 29th day of August, 2007

Sandy Johns

Karrie McCullough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sandy Johns and Karrie McCullough, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2007

Alan L Saturn

Notary Public

My Commission Expires: 7/24/10

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010