WARRANTY DEED

FILE BOX 45

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$98,000.00.**

Marie Bradford
Affiant

Subscribed and sworn to before me this 31 day of August, 2007

Notary Public
My Commission expires: 3/7/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jo Abernathy	Franklin American Mortgage Company	061-16-0-088.00
4115 Addine St.	501 Corporate Center Drive, Suite 400	
Nashville, TN 37216	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victor J. Cantrell and wife, Lisa C. Cantrell,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jo Ellen Abernathy, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Greenland Estates, Block D, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Victor J. Cantrell, by deed from Troy Huneycutt, unmarried, on June 17, 1996, of record in Book 10091, page 153, Register's Office for Davidson County, Tennessee. The said Lisa C. Cantrell joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-16-0-088.00.
- Subject to all matters as shown on the Plan of record in Book 974, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **4115 Addine St., Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 31, 2007.

Davidson County DEEDWARR
Recvd: 09/04/07 10:48 2 pgs
Fees:13.00 Taxes:362.60
20070904-0105675

Victor J. Cantrell

Lisa C. Cantrell

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victor J. Cantrell and Lisa C. Cantrell,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2007

My commission expires 5/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY