03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/17/07 09:08 2 pgs
Fees:13.00 Taxes:280.83
20070917-0110742

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,900.00

Pamela Hutchens
Affiant

Subscribed and sworn to before me, this 7th day of September, 2007.

Karen Colbert
Notary Public
My commission expires: 7-24-2010

03-0708-34897

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard A. Blackwell	Franklin American Mortgage	149-03-0 121.00
2410 Scott Valley Drive	501 Corporate Centre Drive, #400	
Nashville TN 37217	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Tenbrink, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard A. Blackwell, hereinafter called the Grantees, their successors 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 Lot No. 18 B, on the Plan of Zone Lot Division of Lots 16,17 & 18, Edge-O-Lake Villa, of record in Book 5200, Page 644, amended in Book 6900, Page 605, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Tenbrink, unmarried by deed from Scott Cornett, unmarried, dated 02/28/03, recorded 03/03/03, of record in Instrument No. 20030303-0027368, rerecorded in Instrument No. 20030904-0128463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2410 Scott Valley Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of September, 2007.

Michael J. Tenbrink by Scott Cornett,
His attorney in fact Scott Cornett, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Scott Cornett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the attorney in fact for Michael J. Tenbrink and that he is authorized by Michael J. Tenbrink to execute this document on his behalf.

Witness my hand in Brentwood, TN, this 7th day of September, 2007.

Notary Public
State of Tennessee at Large

My Commission expires:

STATE OF Tennessee

COUNTY OF Williamson

On this 7th day of September, 20 07, before me personally appeared Scott Cornett, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael J. Tenbrink, and who acknowledged that he executed the same as the free act and deed of said Michael J. Tenbrink.

WITNESS my hand, at office, this 7th day of September, 2007.

Notary Public
My commission expires: 1/23/10

ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON