Davidson County DEEDWARR
Recvd: 10/12/07 11:24 3 pgs
Fees:18.00 Taxes:688.20

20071012-0121441

FOR RECORDING PURPOSES File No. cr-la0171 File Box

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 186,000.00

AFFIANT

Subscribed and sworn to before me, this 10 day of October, 2007.

Notary Public

My Commission Expires: 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:	RETURN TO AFTER RECORDING:	
NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346	Jack Case Wilson Title Associates 7100 Executive Center Drive Brentwood, TN 37027	
ADDRESS NEW OWNERS(S) AS FOLLOWS: Tebey Ottoh 2525 Bayview Drive Nashville, Tennessee 37217	SEND TAX BILLS TO: Taylor Bean + Whitaker 1417 N. Magnolia Ocala, FL 34471	MAP-PARCEL NUMBER: 136-05-0-026.00

WARRANTY DEED

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,

Prince M. Franklin and wife, Tammie T. Franklin

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Tebey Ottoh

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2525 Bayview Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: Sept 15, 2007

Prince M. Franklin

Prince M. Franklin

Tammie T. Franklin

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Prince M. Franklin and wife, Tammie T. Franklin

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 8238 S. Saginaw Grand Blanc, MI 48439 on this 15 day of Sept, 2007

Notary Public

CATHERINE A. NEALIS
Notary Public, State of Michigan
County of Genesee
My Commission Expires May 29, 2012
Acting in the County of Genesee

SEAL

My Commission Expires: May 29, 2012

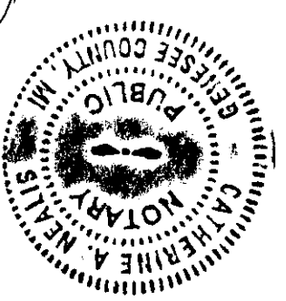


EXHIBIT "A"

Being Lot No. 44, as shown on the plat of Section Three, Bayview of record in Plat Book 9700, page 685, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Prince M. Franklin and wife, Tammie T. Franklin by deed from NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation dated July 29, 1999 of record in Book 11616, page 979, said Register's Office for Davidson County, Tennessee.

BEING the same premises which NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation by Deed dated 7/29/1999 and recorded 8/12/1999 in Davidson County, Tennessee in Deed Book Volume 11616 , Page 979 or Instrument No. .