WARRANTY DEED

VT071000359

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Jennifer Rau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Franco	Countrywide Bank,FSB	Map 086 Group 08 Prcel 115.00
(NAME) 2129 Strombury Drive	(NAME) 801 Crescent Centre Dr. Ste 510	
(ADDRESS) Hermitage, TN37076	(ADDRESS) Franklin, TN, 37067	2007-0683
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert A. Shannon and wife, Rena Shannon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph R. Franco and Michelle M. Gold, husband and wife, 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 all of Lot No. 341, Final P.U.D. Plan - Planned Unit Development, Phase I, Camden Woods, as shown by plat appearing of record in Plat Book 6900, pages 697 and 698, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert A. Shannon and wife, Rena Shannon by Quitclaim Deed from Connie N. Morvant, dated 12/12/02 and recorded 12/20/02 in Instrument No. 20021220-0157359, also being the same property conveyed to Robert A. Shannon and wife, Rena Shannon by warranty deed from Benton W. Morvant and wife, Connie M. Morvant, dated 6-14-02 and recorded 6-17-02 in Instrument Number 200206170072920, Register's Office of Davidson County, Tennessee.

Subject to: Declaration of Restrictions of record in Book 7620, page 561; amended in Book 7657, page 580; amended in Book 7675, page 926, Register's Office for Davidson County, Tennessee. Subject to Conveyance of Common Area of record in Book 7783, page 585; and all matters shown on plat of record in Plat Book 6900, pages 697 and 698, Register's Office for Davidson County, Tennessee.

This property, known as 2129 Strombury Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 10/25/07 11:37 2 pgs
Fees:13.00 Taxes:712.25
20071025-0126118

Witness my/our hand(s) this 23RD DAY OF OCTOBER, 2007.

Robert A. Shannon

Rena Shannon

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Shannon and Rena Shannon, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of Oct, 2007.

Notary Public

My Commission Expires: 6-14-08

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds