REALTY TITLE BOX 48A

Davidson County DEEDWARR
Recvd: 11/07/07 15:14 2 pgs
Fees:13.00 Taxes:477.30
20071107-0131590

WARRANTY DEED

THIS INDENTURE, made and entered into this 31ST day of OCTOBER, 2007, by and between **BENJAMIN S. SWEET** and ANDREA HADDEN, party of the first part, and *UNMARRIED, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING Lot & Unit No. 51, on the plan of "Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Page 49 and 50, Register's Office of Davidson County, Tennessee, to which is hereby made for a more complete and accurate description.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 200606260075774 in the Register's Office of DAVIDSON County, Tennessee.

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 said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2008, and subdivision restrictions, building lines and easements of record in Plat Book 11700 Page 49-50 in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BENJAMIN S. SWEET

STATE OF TN

COUNTY OF Sumner

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **BENJAMIN S. SWEET**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 4th day of Sept, 20 07

LEE CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

My commission expires: 4-6-09

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 129,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31ST day of OCTOBER, 20 07.

Notary Public

My commission expires: 7-24-2010

Property Address: **2058 NASHBORO BOULEVARD, NASHVILLE, TN 37217**

Tax Parcel Number: 135120B05100CO

Name and address of property owner

ANDREA HADDEN
2058 NASHBORO BLVD.
NASHVILLE, TN 37217

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE , STE. 400
FRANKLIN, TN 37067

This instrument was prepared by,
CUMBERLAND TITLE
1187 VULTEE BLVD
NASHVILLE, TN 37217

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds