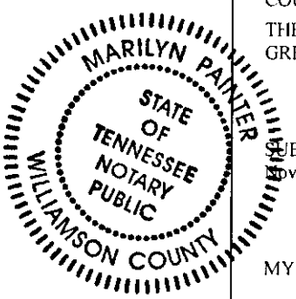
File #2007497



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Carla Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007.

Marilyn Painter
Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey B. Ranger	Franklin American Mortgage Co	MAP 53-03
(NAME)	(NAME)	
1407 Berry Street	501 Corporate Centre, Suite 400	PARCEL 103
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Brent Germain, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Jeffrey B. Ranger, unmarried, hereinafter called the GRANTEE, his 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 Lot No. 131 on the Plan of Section "C" Village of Old Hickory of record in Book 1424, page 66, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brent Germain by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington, DC of record in Instrument 200605050052868, said Register's Office, dated March 27, 2006.

This conveyance is subject to Restriction and Utility Easement in Book 1911, page 4366; and any and all matters shown on the Plan of record in Book 1424, page 66, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 1407 Berry Street, Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Witness our hands this 30th day of November, 2007.

Brent Germain

Brent Germain

Davidson County DEEDWARR
Recvd: 12/03/07 10:46 2 pgs
Fees:13.00 Taxes:338.55

20071203-0139658

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Brent Germain who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds