Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 12/03/07 10:50 2 pgs
Fees:13.00 Taxes:550.93
20071203-0139663

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $148,900.00

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this 30th day of November, 2007.

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 6/23/10

15-0711-151299

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paul E. Taylor	Franklin American Mortgage	074-12-0-093.00
3819 Plantation Drive	501 Corporate Centre Drive, Ste. 400	
Hermitage TN 37076	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, Warren Eugene Brandon and wife, Dorothy J. Brandon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul E. Taylor, unmarried, 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. 517, on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1-2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Warren Eugene Brandon and wife, Dorothy J. Brandon by deed from A. H. Johnson and wife, Malvin Johnson, dated June, 26, 1962, recorded June 27, 1962, of record in Book 3402, Page 217, 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 3819 Plantation Drive, Hermitage, TN 37076

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 30th day of November, 2007.

Warren Eugene Brandon
Warren Eugene Brandon

Dorothy J. Brandon
Dorothy J. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Warren Eugene Brandon and Dorothy J. Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of November, 2007.

Amanda Vaughn
State of Tennessee at Large

My Commission expires: 1/24/09

AMANDA VAUGHN
NOTARY PUBLIC
State of Tennessee
DAVIDSON COUNTY