Davidson County DEEDWARR
Recvd: 12/05/07 12:24 2 pgs
Fees:13.00 Taxes:665.63
20071205-0140797

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00 .

Affiant

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

Notary Public
My Commission Expires 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-1429

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristen A. Lovett	First State Bank	102-4-A
404 Mercomatic Drive, Unit 105	2796 N. Highland, Ste. C/D	105.00CO
Nashville, TN 37209	Jackson, TN 38305	

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, we **Robert D. French dba French Co., married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristen A. Lovett, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Unit No. 105 on the Plan of Hillwood Place Townhomes of record in Instrument No. 20040130-0011736, said Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Robert D. French dba R.D. French Co. by deed from T. C. Summers, Inc., dated March 10, 2004, of record in Instrument No. 20040329-0034744, said Register's Office for Davidson County, Tennessee.

Barbara French, wife of *Robert D. French*, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **404 Mercomatic Drive, Unit 105, Nashville, TN 37209.**

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.

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

Robert D. French

Barbara French

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert D. French and Barbara French**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of November, 2007.

Notary Public

My Commission Expires: 01/26/08

