File No. 280100123

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/08 10:46 2 pgs
Fees:13.00 Taxes:980.50
20080116-0004830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: August 23, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emory A. Fox	Franklin American Mortgage Company	Map 41.06 Parcel 39
(NAME) 1450 Finnland Drive	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Nashville, TN 37207	(ADDRESS) 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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald Mudgett and wife, Janie Y. Bowling Mudgett,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emory A. Fox and Deborah K. Fox, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being a portion of Lot No. 9 on the Plan of Section Two, Skyline Subdivision, as of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the north right of way margin of Finnland Drive said point being N 89 deg. 52 min. W, 188.03 feet from the common corner of Lots Nos. 9 and 10 of said subdivision; thence with said margin N 89 deg. 52 min. W, 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve southwesterly 177.91 feet to an iron pin at the common corner of Lots Nos. 8 and 9; thence leaving road, N 31 deg. 14 min. W, 55.15 feet to an iron pin in concrete, thence N 04 deg. 26min. E, 448.00 feet to an iron pin in concrete; thence N 02 deg. 00 min. E, 266.00 feet to a concrete monument at the northwest corner of Lot No. 9; thence S 87 deg. 16 min. E, 190.96 feet to a point in the north boundary of said Lot No. 9; thence with a new line severing said Lot No. 9, S 00 deg. 08 min. W, 703.5 feet to the point of beginning.

There is an extension of the existing 50 foot roadway and utility easement being of record in Book 4283, Page 609, Register's Office for Davidson County, Tennessee, the said north margin of said easement begins at a point in the east boundary of Lot No. 9 of a point 212 feet southerly from the N.E. corner of said lot and extends N 87 deg. 16 min. W, 188.04 feet to a point in the east line of the above described 3.50 acres also being 212 feet southerly from the north boundary line on Lot No. 9 in Section II of Skyline Subdivision.

There is also an easement at the southwest corner of the above described parcel for access to Lot No. 8 of record in Book 4283, Page 607, Register's Office for Davidson County, Tennesse.

BEING the same property conveyed to Donald Mudgett and wife, Janie Y. Bowling Mudgett by Quitclaim Deed from Donald Mudgett of record in Instrument No. 20030314-0034441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1450 Finnland Drive, Nashville, TN 37207
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 15th day of January, 2008.

Donald Mudgett

Janie Y. Bowling Mudgett

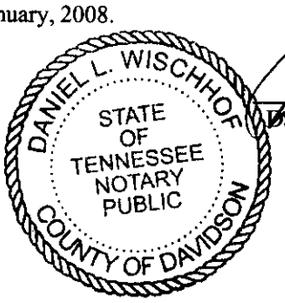
STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donald Mudgett and wife, Janie Y. Bowling Mudgett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of January, 2008.

Commission expires: August 23, 2011



Daniel L. Wischhof Notary Public

File Number: 280100123

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072