Davidson County DEEDWARR
Recvd: 03/05/08 10:38 2 pg:
Fees:13.00 Taxes:304.88

20080305-0022022

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Linda E. Dalton 212 Cedarwood Lane Madison, TN 37115	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	043-02-0-A-212.00

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,

Amy Karns, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda E. Dalton, unmarried

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

Being Lot Number 212, on the Plan of Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, as shown by plat of record in Plat Book 5200, Page 60, and re-plated in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amy Karns, unmarried by Deed dated April 10, 2003, of record in Instrument No. 20030422-0053348, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 212 Cedarwood Lane Madison, TN 37115

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 28th day of February, 2008

Amy Karns

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Amy Karns, unmarried

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 28th day of February, 2008

K. J. Losh
Notary Public

My Commission expires July 18, 2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Linda E. Dalton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2008

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011