THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Franklin American Mortgage Corp.
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP PARCEL NUMBERS
Map & Parcel No. 149-5-3

Davidson County DEEDWARR
Recvd: 03/14/08 10:28 2 pgs
Fees:13.00 Taxes:492.10
20080314-0025968

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of March, **2008**, by and between **Klae Scranton**, unmarried, party of the first part, and **Anthony D. Olds Jr.**, an unmarried man, party of the second part,

WITNESSETH: That for and in consideration of **$133,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section 2, Barclay Square, of record in Book 4660, page 124, Register's Office for said County. Said Lot No.1 20, which is a corner lot, fronts 70.69 feet on the westerly margin of Una Antioch Pike and fronts 108.16 feet on the broken northerly margin of Charmaine Court, said frontages being joined by a curve having a length of 38.04, and extends back 85.55 feet on the northwesterly line and 75.00 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Eduardo Palomo by deed of record in Instrument No. 20000323002958 3, recorded 03/23/00, Register's Office, Davidson County, Tennessee. Being further conveyed to Klae Scranton by deed from Eduardo Palomo, of record in Book/Instrument No. 20070212-0018074 Register's Office, Davidson County, Tennessee, dated 2/8/07 and recorded 2/12/07.

The above referenced property is also known as 2367 Una Antioch, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record on the Plat in Book 4660, page 124; Restrictive Covenants of record in Book 4847, page 830; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Klae Scranton by Billy Studstill attorney in fact

Klae Scranton

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public, **Billy Studstill,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Klae Scranton,** under a power of attorney recorded simultaneously herewith, and is authorized by **Klae Scranton** to execute this instrument on behalf of **Klae Scranton**, as his attorney in fact.

WITNESS my hand and Notarial Seal at office this 5th day of March, **2008.**

My commission expires 3-7-11

Notary Public

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$133,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, **2008**.

NOTARY PUBLIC

My commission expires: 3-7-11

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY TENNESSEE

PROPERTY ADDRESS:
301 Charmaine Court
Antioch, TN 37013

Name & address of new owner:
Anthony D. Olds, Jr.
301 Charmaine Court
Antioch, TN 37013