Davidson County DEEDWARR
Recvd: 03/25/08 13:10 2 pgs
Fees:13.00 Taxes:550.93

20080325-0029922

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$148,900.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2008.

Notary Public

My commission expires: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amy Ruth Franklin	New Owner	**Map 161-10-A, Parcel 132.00CO**
5316 Hunters Ridge		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark E. Lonsway and wife, Donna F. Lonsway

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

Amy Ruth Franklin

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:

Land in Davidson County, TN, being Lot No. 108 on the Planof Villages of Brentwood, Phase Two, of record in Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Mark E. Lonsway and wife, Donna F. Lonsway by deed from Gene G. Brian and wife, Rebecca D. Brian and Hugh D. Sliger and wife, Ophelia K. Sliger of record in Book 7852, Page 387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record if any.

This is improved (_X_) Unimproved (____) property, known as **5316 Hunters Ridge, Nashville, TN 37211**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 hand(s) this 14th day of March, 2008.

Mark E. Lonsway

Donna F. Lonsway

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mark E. Lonsway and wife, Donna F. Lonsway**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **March, 2008.**

Robin S. Edwards
Notary Public

My Commission Expires: 2/26/2011

