Davidson County DEEDWARR
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Fees:13.00 Taxes:391.09
20080331-0032149

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,700.00.**

Affiant

Subscribed and sworn to before me this 26 day of March, 2008

Notary Public
My Commission expires: 6-12-11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marilyn Maples	Franklin American Mortgage Company	148-08-0-220.00
4669 Long Branch	501 Corporate Centre Drive, Suite 400	
Antioch, TN 37013	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Jason Williams, Individual**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marilyn Maples**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 34 on the plan of Section Nine, of record in Terragon Trails Book , page 5200, Register's Office for 85 County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Jason Williams, Individual, by deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington D.C., on April 28, 2006, of record in Instrument Number 20060517-0057985, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to the following:

- Taxes and assessments for the year 2008 subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-08-0-220.00.
- Subject to all matters as shown on the Plan of record in Book 5200, page 85, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5341, page 983, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4669 Long Branch, Antioch, TN 37013**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 March 26, 2008.

Robert Jason Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Jason Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 26, 2008

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY