Davidson County DEEDWARR
Recvd: 04/21/08 14:01 1 pgs
Fees:13.00 Taxes:449.55

20080421-0040505

WARRANTY DEED

AT-20080094

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00.

Angie McClanahan
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of April, 2008

April G Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shante L. Telfer	Franklin American Mortgage	081.07-0C-002.00 CO
2000-B 10th Avenue North	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37208	Franklin, TN 37067	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Southeast Real Estate Development, LLC a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Shante L. Telfer, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Unit B 2000 10th Avenue North Townhomes of record according to Master Deed of record in Instrument #200709170110966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Southeast Real Estate and Development, LLC, a Tennessee limited liability company by Deed from Patricia Norris Mabry dated March 28, 2007 recorded April 4, 2007 in Instrument# 20070404-0040186, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2000-B 10th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this the 16th day of April, 2008:

Southeast Real Estate Development, LLC a Tennessee limited liability company
BY: Virgil Gordon, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Virgil Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Southeast Real Estate Development, LLC a Tennessee limited liability company the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 16th day of April, 2008.

April G Nichols
NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY