Davidson County DEEDWARR
Recvd: 05/05/08 09:45 2 pgs
Fees:13.00 Taxes:562.03
20080505-0045759

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,900.00

Valerie Jean Dangerfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of May, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Valerie Jean Dangerfield	Franklin American Mortgage	Parcel ID:
2000 Whitney Creek Dr.	501 Corporate Centre Dr., Ste. 400	165090A08200CO
Antioch, TN 37013	Franklin, TN 37067	

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

Tracey V. Brown, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Valerie Jean Dangerfield, 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 No. 60, on the Plan of Lakewood Village, Section Three, of record in Instrument 20020321-0034912, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tracey V. Brown by deed from T.F. Homes, LLC, of record in Instrument 20040730-0091753, dated July 28, 2004, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20080226-0018813 and Agreed Order of record in Instrument 20080319-0027350, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10753, Page 41; Book 11425, Page 410; Book 11512, Page 714; and Book 11425, Page 441, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020321-0034912, said Register's Office.

Power of Attorney of record in Instrument 20080505004575 8, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2000 Whitney Creek Dr., Antioch, TN 37013

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 my hand this 1st day of May, 2008.

Tracey V. Brown by Paul Moyle Atty-In-Fact
Tracey V. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Paul Moye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Tracey V. Brown as his/her/their Attorney in Fact as the free act and deed of the within named Tracey V. Brown. Witness my hand and official seal at Nashville, Tennessee the 1st day of May, 2008.

My Commission Expires: 11-22-10

Notary Public

