WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/08 10:30 3 pgs
Fees:18.00 Taxes:778.48
20080512-0048609

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,400.00.**

Affiant

Subscribed and sworn to before me this 9 day of May, 2008

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Hal E. Wilson III	Franklin American Mortgage	103-04-0-251.00
4501 Colorado Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37209	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, **Arlene Deborah Gold**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hal E. Wilson III and Casey A. Correll**, as joint tenants in common with right of survivorship, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Alan M. Cohen joins in this conveyance to convey any and all marital rights he may have in and to said property.

Being the northeasterly part of Block 28 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated August 15, 1985, as follows:

Beginning at a point where the southerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue, intersects with the westerly margin of 45th Avenue North, formerly 4th Street; thence with the said southerly margin, westwardly 50 feet to the northeasterly corner of Lot No. 4 on the Map of Johnson Bransford's Subdivision of the northwest part of Block 28, Sylvan Park, of record in Book 421, page 136, said Register's Office; thence leaving the southerly margin of Colorado Avenue, with the easterly line of said Lot No. 4, southwardly 160 feet to the northerly margin of an alley; thence with the said westerly margin, northwardly 160 feet to the point of beginning.

Being the same property conveyed to Arlene Deborah Gold, by deed from Janice Miriam Shimmin, unmarried, on June 27, 2000, of record in Instrument Number 20000630-0064962, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 104, Register's Office Davidson County, Tennessee.

This is improved property known as: **4501 Colorado Avenue, Nashville, TN 37209**

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 May 9, 2008.

Arlene Deborah Gold

Alan M. Cohen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Arlene Deborah Gold and Alan M. Cohen** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2008

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)