WARRANTY DEED B-RME-08-1408	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant Subscribed and sworn to before me, this 23rd DAY OF May, 2008. Notary Public MY COMMISSION EXPIRES: July 20, 2008 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie H. Embry	Franklin American Mortgage Co. (NAME)	
1408 Forest Side Court	501 Corporate Centre Dr. Ste. 400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	141-15-C-32.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY KEVIN MILLS AND JENNIE T. MILLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE H. EMBRY AND JASON EMBRY, WIFE AND HUSBAND, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 145, ROLLING RIVER ESTATES, PHASE 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 33, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARY KEVIN MILLS AND JENNIE T. MILLS, HUSBAND AND WIFE; WILLIAM B. MAGEE AND AUDREY B. MAGEE, HUSBAND AND WIFE; AND SHERRY MILLS BY WARRANTY DEED FROM LARRY TODD LEWIS AND WIFE, LEANNE F. LEWIS, RECORDED JUNE 12, 2001 IN INSTRUMENT NO. 20010612-0061851, AND FURTHER CONVEYED TO GARY KEVIN MILLS AND JENNIE T. MILLS BY QUITCLAIM DEED FROM WILLIAM B. MAGEE, AUDREY B. MAGEE AND SHERRY MILLS RECORDED FEBRUARY 15, 2002 IN INSTRUMENT NO. 20020215-0020384, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN BOOK 4788, PAGE 950, BOOK 4871, PAGE 640, BOOK 4892, PAGE 689 AND BOOK 5855, PAGE 605; BY-LAWS RECORDED IN BOOK 4892, PAGE 679 AND CHARTER RECORDED IN BOOK 4892, PAGE 671 AND AMENDED IN BOOK 8276, PAGE 552. C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN, INCLUDING SURVEY BY JOHN B. KOHL, III, DATED MARCH 11, 1996, DISCLOSES THE CHAIN LINK FENCE OF LOT NO. 146 ENCROACHING OVER ONTO SUBJECT LOT.

unimproved ( )

This is improved (X) property, known as 1408 Forest Side Court, Nashville, Tennessee 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/28/08 14:18 2 pgs
Fees:13.00 Taxes:851.00
20080528-0054352

Witness my/our hand(s) this 23rd day of May, 2008.

Gary Kevin Mills

Jennie T. Mills

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Kevin Mills and Jennie T. Mills, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903