# WARRANTY DEED

B-CBB-08-5044

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/9/2012

(AFFIX SEAL)

LEE CLANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**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 |
|---|---|---|
| Matthew Reese Dickerson | Bankers Financial Mortgage Group | |
| 5044 Suter Drive (ADDRESS) | 13101 Preston Road, Ste. 100 (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Dallas, TX 75240 (CITY) (STATE) (ZIP) | 147-10-40.00 |

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 DONNA L. FRANKLIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW REESE DICKERSON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 285, CALDWELL COUNTRY ESTATES, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 16, 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 DONNA L. PUCKETT, MARRIED BY WARRANTY DEED FROM WANDA RAYE GRIFFIN ECTOR AND HUSBAND, CURRY ECTOR, RECORDED ON THE 21ST DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 19991221-0305819, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DONNA L. PUCKETT IS NOW KNOWN AS DONNA L. FRANKLIN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 3300, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 5044 Suter Drive, Nashville, Tennessee 37211
(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.

LARRY ALVIN FRANKLIN, HUSBAND OF DONNA L. ~~PUCKETT~~ FRANKLIN, JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ANY INTEREST HE MAY HAVE IN SUBJECT PROPERTY.

Davidson County DEEDWARR
Recvd: 06/19/08 09:18 2 pgs
Fees:13.00 Taxes:665.63

20080619-0063047

Witness my/our hand(s) this 16th day of June, 2008.

Donna L. Franklin

Larry Alvin Franklin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna L. Franklin and Larry Alvin Franklin, 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 16th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
(SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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