Davidson County DEEDWARR
Recvd: 06/26/08 11:08 2 pg
Fees:13.00 Taxes:447.33

20080626-0065826

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45733

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$114,000.00~~ $120,900.00

Amanda Vaughn
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Rasbach	Franklin American Mortgage	08203027900
1122 Pennock Avenue	501 Corporate Centre Dr, #400	
Nashville, TN, 37207		
	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, I/WE,

Jerry Dreier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel A. Rasbach and wife, Alana M. Rasbach

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 15, CRUTCHER BROTHER'S Subdivision, as shown on plat of record in Plat Book 161, Page 158, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made3 for a more particular description of said property.

Being the same property conveyed to Jerry Dreier by Special Warranty Deed from Wells Fargo Bank National Association, as Trustee for Franklin Mortgage Loan Trust 2004-FFH3, of record in Instrument Number 20070615-0071625, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 1122 Pennock Avenue, Nashville, TN 37207

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

Jerry Dreier By: Steven P. Helgesen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of June, 2008, personally appeared STEVEN P. HELGESEN to me known to be the person who executed the foregoing instrument on behalf of JERRY DREIER as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said JERRY DREIER, as his Attorney-in-fact, as though he had personally acted.

Witness my hand and official seal this 16th day of June, 2008.

Alan L Saturn

Notary Public

My Commission Expires: 7/24/2010

