Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1160

Davidson County DEEDWARR
Recvd: 07/15/08 11:46 2 pg
Fees:13.00 Taxes:1568.80

20080715-0072494

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William D. Hovey, unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen Vanderkooi,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the northerly part of Lot No. 11, on the Plat of Noel Property on Graybar Lane east of Belmont Blvd., not of record described according to a survey made by W.B. Southgate, Surveyor, February 5, 1924, as follows:

Beginning on the easterly margin of Belmont Blvd. at a point 200 feet north of the northerly margin of Graybar Lane, said point being the northwest corner of property conveyed to R. A. Baker and wife, by deed from John Q. Schisler and wife, in Book 1290, Page 77, Register's Office for said County; thence with the easterly margin of said Blvd., northwardly 153 1/3 feet to the southerly line of Miss Delia Noel's land; thence with said line, eastwardly 200 feet 6 inches to the corner of lots 10 and 11; thence with the line between said two lots southwardly 141.75 feet to the northeast corner of said Baker property; thence with the northerly line of said Baker property westwardly 200 feet to the beginning.

Being the same property conveyed to William D. Hovey by deed from Birdie Marie Baumgartner dated August 30, 2002 of record in Inst. 20020903-016043, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3510 Belmont Boulevard, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of July, 2008.

William D. Hovey

State of Tennessee)
County of Davidson)

On this 11th day of July, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William D. Hovey and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 424,000.00.

X Kristen Vanderkooi
Affiant

Sworn and subscribed before me on this the 11th day of July, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kristen Vanderkooi	Franklin American Mortgage	117-12-155
3510 Belmont Boulevard	501 Corporate Centre Drive #400	
Nashville, TN 37215	Franklin, TN 37064	