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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 27770-05-2008**<br><br>**Record & Return To:**<br>**Curtis M. Lincoln Attorney**<br>**115 Hazel Path Drive, Suite #1**<br>**Westover Building**<br>**Hendersonville, TN 37075** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $153,500.00.<br>M.U. Brooks<br>Affiant<br>Subscribed and sworn to before me this 21st day of July, 2008.<br>Curtis M. Lincoln<br>Notary Public<br>My Commission Expires: 08/22/09 |

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| James A. Litchfield<br>505 Mathes Court<br>Goodlettsville, TN 37072 | Old Hickory Credit Union<br>P. O. Box 431<br>Old Hickory, TN 37138 | Map and Parcel No.:<br>018070061.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lizabeth Coleman and Julia Primrose, as Devisees under the Will of Jerry Lynn Franklin, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Litchford,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property has never been the principal residence of the Grantors.

This is improved property located at 505 Mathes Court, Goodlettsville, TN 37072

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 21st day of July, 2008.

Lizabeth Coleman

Julia Primrose

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lizabeth Coleman and Julia Primrose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Davidson County DEEDWARR
Recvd: 07/22/08 14:28 2 pg
Fees:13.00 Taxes:567.95

20080722-0075193

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Connell Estates, Section IV, of record in Plat Book 3842, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. L. Franklin and wife, Linda P. Franklin, by deed dated December 10, 1968, from Goodlettsville Development Company, Inc., a Tennessee corporation, of record in Book 4296, page 927, Register's Office for Davidson County, Tennessee. Linda P. Franklin predeceased J. L. Franklin, who died on November 14, 2006. By will of record in Docket No. 07P50, Davidson County Probate Court Clerk's Office, a certified copy of which is of record as Instrument No. 20080514-0049590, said Register's Office, subject property was devised to Lizabeth Coleman and Julia Primrose. Jerry Lynn Franklin and J. L. Franklin are one and the same person.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 4294, page 962, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3842, page 239, Register's Office for Davidson County, Tennessee.