Davidson County DEEDWARR
Recvd: 07/29/08 13:42 2 pg
Fees:13.00 Taxes:923.15

20080729-0077483

MY COMMISSION EXPIRES: November 22, 2008

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$249,500.00**

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2008.

Notary Public

My commission expires:

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susanne E. Banks	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**083-05-385**
1406 Eastland Avenue	**501 Corporate Centre Drive, Suite 400**	
Nashville, TN 37206	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Michael D. Pullman, unmarried

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

Susanne E. Banks, unmarried

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

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the C.F. Ordway's Home Place, as of record in Book 57, Page 88, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Eastland Avenue, formerly Vaughn Turnpike, 300 feet West of the westerly margin of the 15th, formerly Bramlett Street, said point being the Northwest corner of a part of said lot conveyed to J.F. Dean and wife, by deed from George W. Shields, Jr. and wife, as of record in Book 541, Page 210, said Register's Office; thence, with their West line, southwardly 170 feet to an alley; thence, with the northerly margin of said alley, westwardly 50 feet to another alley; thence, with the easterly margin of the last mentioned alley, northwardly 170 feet to Eastland Avenue; thence, with the southerly margin of said Avenue, eastwardly 50 feet to the BEGINNING.

BEING the same property conveyed to Michael D. Pullman, an unmarried man, by Warranty Deed from Christopher R. Payne, an unmarried man, of record in Instrument No. 20060628-0077543, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

This is Improved (X) unimproved (_) property, known as: **1406 Eastland Avenue, Nashville, TN 37206**

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 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 hand this **21st** day of **July, 2008.**

Michael D. Pullman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael D. Pullman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212