WARRANTY DEED

NICOLE JENNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Dona L. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2008

Nicole Jennette
Notary Public: ~~Patricia Nicholls~~ Nicole Jennette

MY COMMISSION EXPIRES: ~~04/24/09~~ 5/11/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edward Young	Franklin American Mortgage Co.	Parcel ID:
1113 Mary Evelyn Court	501 Corporate Dr., Ste. 400	15002024200
Nashville, TN 37217	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, we

Brenda F. Christina, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Edward Young, an unmarried man

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 Lot No. 148-A of the Zone Lot Division of Lots 148 through 154 on the Plan of Harbor Gate Subdivision, Section Two, of record in Plat Book 6900, Page 251, amending Book 6250, Page 33, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brenda F. Dunnagan, a single person by deed from Daniel W. Brown and Deborah E. Brown, of record in Book 8826, Page 949, dated December 28, 1992 and recorded December 30, 1992 said Register's Office. Brenda F. Christina f/k/a Brenda F. Dunnagan, unmarried.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 33; Book 6900, Page 251, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1113 Mary Evelyn Court, Nashville, TN 37217

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 hand this 15th day of August, 2008.

Brenda F. Christina
Brenda F. Christina

Davidson County DEEDWARR
Recvd: 08/20/08 10:32 2 pgs
Fees:13.00 Taxes:286.75

20080820-0085482

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda F. Christina, 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 at St pete, Florida, this 18 day of August, 2008.

Notary Public

My Commission Expires: 8-26-08

BRIAN E. STEELE
Notary Public - State of Florida
My Commission Expires Aug 26, 2008
Commission # DD 3[illegible]0436
Bonded By National [illegible] Assn.