13455 35080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/10/11
(AFFIX SEAL)

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 08/22/08 10:27 3 pgs
Fees:18.00 Taxes:1110.00
20080822-0086465

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley K. Butler	FranklinAmerican Mortgage	083-08-O
(NAME)	(NAME)	(MAP)
2425 Eastland Avenue	501 Corporate Centre Dr #400	058.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Millard C. Reed and wife, Barbara J. Reed**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kelley K. Butler, unmarried**, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 52, on the Plan of Rosewood Heights, Section II, of record in Plat Book 2133, page 57, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Millard C. Reed and wife, Barbara J. Reed, by deed from First Church of the Nazarene, Incorporated, dated August 13, 1991, of record in Book 8422, page 639, Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Stephan Lynn Reed as Attorney in fact for Barbara J. Reed aka Barbara Jean Reed, which Power of Attorney is recorded in Instrument No. 20080821-0086192, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2425 Eastland Avenue, Nashville, Tennessee 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, 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 21st day of August, 2008.

Millard C. Reed

Millard C. Reed

Barbara J. Reed by Stephan Lynn Reed

Barbara J. Reed aka Barbara Jean Reed
by Stephan Lynn Reed, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Millard C. Reed with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of August, 2008.

Jennifer D Lunlap
Notary Public

My Commission Expires: 9/19/09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephan Lynn Reed with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Barbara J. Reed and that he is authorized by Barbara J. Reed to execute this instrument on her behalf.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of August, 2008.

Jennifer D Lunlap
Notary Public

My Commission expires: 9/19/09



I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY