Davidson County DEEDWARR
Recvd: 10/01/08 15:09 2 pg
Fees:13.00 Taxes:421.80

20081001-0099859

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

B-SB-08-2829

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Louise Biggs	Franklin American Mortgage Company	
2829 BLUE BRICK DRIVE (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	096-06-021.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDA C. STANLEY , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHY LOUISE BIGGS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 ON THE PLAN OF CLOVER BOTTOM, SECTION ONE, OF RECORD IN PLAT BOOK 1424, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY V. STANLEY AND WIFE, LINDA C. STANLEY BY DEED FROM GEORGE WILEY DOWD, SR. AND WIFE, NELLIE DOWD OF RECORD IN BOOK 6596, PAGE 950 ON 06/28/1985 AND FILED FOR RECORD ON 07/02/1985, REGISTER'S OFFICE FOR SAID COUNTY. SAID JERRY V. STANLEY HAVING SINCE DIED ON JANUARY 10, 2002, LEAVING LINDA C. STANLEY AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1424, PAGE 50, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

LINDA C. STANLEY HAS SINCE REMARRIED AND IS NOW KNOWN AS LINDA C. NORTON. HER HUSBAND, KENDALL NORTON, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HIS MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2829 Blue Brick Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of September, 2008.

Linda C. Stanley n/k/a Linda Norton

Kendall Norton

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda C. Stanley n/k/a Linda Norton and Kendall Norton, the within named bargainor, 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, this the 29th day of September, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903