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Realty Title Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/02/08 09:31 2 pgs
Fees:13.00 Taxes:333.00
20081002-0100046

03-0809-35610

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2008.

Notary Public
My commission expires: 7-24-2010

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica L. Jones	Franklin American Mortgage	73-07-0-242
2435 Robbie Court	501 Corporate Centre Drive, #400	
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Twaina Johnson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica L. Jones and husband, Willie Erbert Jones, Jr., hereinafter called the Grantees, their successors 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. 29-B on the Plan of Cabin Hill Subdivision, Section Four, aka Two Rivers Place, of record in Book 6250, Page 833, amending Book 5200, Page 795, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Twaina Johnson by deed from Janet L. Kurasz f/k/a Janet L. Mayberry, a married woman, dated 9/28/06, recorded 10/3/06, in Instrument No. 20061003-0122451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2435 Robbie Court, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of September, 2008.

Twaina Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Twaina Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September, 2008.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09