Davidson County DEEDWARR
Recvd: 10/20/08 12:24 2 pgs
Fees:13.00 Taxes:525.40
20081020-0105356

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rose Marie Haire
5148 Edmondson Pike
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
PO Box 961206, FTWX-23
Forth Worth, Texas 76161

MAP 147-14
GROUP
PARCEL 25.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ted V. Franklin, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rose Marie Haire, married**, hereinafter called the GRANTEE, her 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. 126 on the Plan of Candlestick Farms, Section One, of record in Plat Book 3300, page 56, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot nO. 26 fronts 90 feet on the east side of Edmondson Pike and extends back 133.6 feet on the northerly line and 151 feet on the southerly line to a dead line in the rear on which it measures 91.8 feet.

Being the same property conveyed to Robert G. Franklin* and wife, Ted V. Franklin, by deed from William Woodliffe Rayburn, III and wife, Kathryn J. Rayburn of record in Book 3996, page 928, Register's Office for Davidson County, Tennessee.

*Robert G. Franklin has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **5148 Edmondson Pike, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **15th** day of **October, 2008.**

Ted V Franklin

Ted V. Franklin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ted V. Franklin, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $142,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of October, 2008.

NOTARY PUBLIC

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission Expires: 6-27-09

Return To:
Tennessee Title + Escrow Affiliates
501 Corporate Centre Drive #280
Franklin, TN 37067