Davidson County DEEDWARR
Recvd: 10/23/08 14:05 2 pgs
Fees:13.00 Taxes:486.55

20081023-0106224

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Gloria J. Bender 1117 Fernbank Avenue Madison, TN 37115	Franklin American Mortgage 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	052-09-0-008.06

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,

Mari Beerman and Maria Urtubees, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gloria J. Bender, unmarried

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:

Being part of Lot No. 17 of the Montague Subdivision of record in Book 421, Page 129, of the Register's Office of Davidson County, Tennessee.

BEGINNING on the Southeasterly margin of Fernbank Drive and widened at a point 280 feet Northwardly from Palestine Avenue; thence South 53 degrees 7 minutes East 208.8 feet to a point; thence North 36 degrees 53 minutes East 64 feet to the Southeasterly corner of the property conveyed to James K. Chaffin and wife, Joyce Chaffin, by deed of record in Book 3438, Page 379, said Register's Office; thence with Chaffin's Southerly line North 53 degrees 7 minutes West 208.8 feet to a point in the Southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 degrees, 53 minutes West 64 feet to the point of beginning.

Being the same property conveyed to Mari Beerman and Maria Urtubees, both unmarried by Deed, dated December 4, 2007 of record in Instrument No. 20071211-0142836, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Domingo A. Carletello by Deed dated October 31, 2002 of record in Instrument No. 20021112-0139564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1117 Fernbank Avenue Madison. TN 37115

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 OUR HANDS THIS 14th day of October, 2008

Mari Beerman 10-14-08 Maria Urtubees

Mari Beerman Maria Urtubees

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Mari Beerman and Maria Urtubees, both unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 14th day of October, 2008

K. J. Losh
Notary Public

My Commission expires July 18, 2011

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of October, 2008

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN