Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

G-FC-08-2360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Alison F Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/03/08 10:49 3 pgs
Fees:18.00 Taxes:584.60

20081103-0109139

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frederec B. Cothren, III (NAME)	Franklin American Mortgage Co. (NAME)	
2360 Riverside Drive (ADDRESS)	501 Corporate Centre Drive Suite 400 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	**72-7-33.00**

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 **DENISE FORGIE, F/K/A DENISE WOLFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREDEREC B. COTHREN, III AND WIFE, ELIZABETH F. COTHREN,** 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 THE SOUTH 75 FEET OF THE NORTH 150 FEET OF LOTS NOS. 20 AND 21 ON THE PLAN OF MORA SHARPE LANDS OF RECORD IN BOOK 547, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, SURVEYOR, ON AUGUST 6, 1968, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF RIVERSIDE DRIVE 150 FEET SOUTH OF THE SOUTHWEST INTERSECTION OF SAID DRIVE AND SHELTON AVENUE; THENCE WESTWARDLY 167 FEET 4 INCHES TO THE LINE BETWEEN LOTS NOS. 20 AND 19 ON SAID PLAN; SAID POINT BEING 150 FEET SOUTH OF THE SOUTHERLY MARGIN OF SHELTON AVENUE; THENCE WITH THE LINE BETWEEN LOTS NOS. 19 AND 20, NORTHWARDLY 75 FEET TO A POINT; THENCE EASTWARDLY 150 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF RIVERSIDE DRIVE; THENCE WITH THE MARGIN OF SAME, SOUTHWARDLY 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DENISE WOLFE BY WARRANTY DEED FROM MARGARET MYERS AND HUSBAND ROGER WAYNE MYERS, RECORDED ON THE 27TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061127-0145943, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TODD FORGIE HEREBY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **2360 Riverside Drive Nashville, Tennessee 37216**
(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 30th day of October, 2008.

Denise Wolfe Forgie by Todd Forgie attorney in fact
Denise Forgie

Todd Forgie
Todd Forgie

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2008, before me personally appeared Todd Forgie to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Denise Forgie, f/k/a Denise Wolfe and who acknowledged he executed the same as the free act and deed of the said Denise Forgie, f/k/a Denise Wolfe.

Witness my hand and official seal, this the 30th day of October, 2008.

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires:

7-24-10

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Todd Forgie, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at
Davidson County, Tennessee
On this the 30th day of October, 2008.

Ma Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-24-10

