Davidson County DEEDWARR
Recvd: 11/10/08 12:28 1 pgs
Fees:13.00 Taxes:673.40
20081110-0111324

WARRANTY DEED

AT-20080219

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of October, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marvin L. Quarles and Judy Quarles	Franklin American Mortgage Company	150.12-0A-082.00 CO
3761 Seasons Drive	501 Corporate Centre Drive, Suite 400	
Antioch, TN 37013	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **George B. Malone, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marvin L. Quarles and Judy Quarles, husband and wife**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 743 on the Plan of Phase IV, Somerset, as of record in Book 7900, page 978 and 979, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to George B. Malone Jr. from Robert W. Griffith and Debbie Griffith by Warranty Deed dated April 16, 2002 and recorded April 24, 2002 in Instrument #20020424-0050370, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3761 Seasons Drive, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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

George B. Malone, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named George B. Malone, Jr. , the bargainor(s), with whom I am personally acquainted 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 Williamson, Tennessee, this 30th day of October, 2008.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY