WARRANTY DEED

ET-08-1063

TERESA TAYLOR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF November, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-17-2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/03/08 14:27 2 pgs
Fees:13.00 Taxes:512.45

20081203-0117407

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Beuerlein	Franklin American Mtg (NAME)	
5021 Greer Station Drive	501 Corporate Centre Dr. Suite 400	75-12-A-64.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 DEBORAH K. SILVERNAIL, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON L. BEUERLEIN AND LAURA D. BEUERLEIN, 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:

Land in Davidson County, Tennessee, being Lot 79, GREER MEADOWS AT CEDAR CREEK, SECTION ONE, REVISED, as shown on plat of record in Plat Book 7900, Page 115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah K. Silvernail by Warranty Deed from Sandra K. Thomas White, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0065073, and corrected by Scrivener's Affidavit in Instrument No. 20081120-0114425 in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 7900, Page 115; Book 8060, Page 692; Book 8239, Page 649; Book 8060, Page 685; Book 8060, Page 680; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5021 Greer Station Drive, Hermitage, Tennessee 37076
(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 24th day of November, 2008.

Deborah K. Silvernail by

Deborah K. Silvernail

Jackie Heatherly as attorney in fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 24th day of November, 2008, before me personally appeared Jackie Heatherly 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 Deborah K. Silvernail, an unmarried woman and who acknowledged she executed the same as the free act and deed of the said Deborah K. Silvernail, an unmarried woman.

Witness my hand and official seal, this the 24th day of November, 2008.

Notary Public

My Commission Expires: 6-30-10

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

Return to
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167