Davidson County DEEDWARR
Recvd: 01/21/09 10:58 3 pgs
Fees:18.00 Taxes:710.40

20090121-0005115

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Cr., Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me, this 16th day of January 2008.

Notary Public
My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Marjorie Trice	Franklin American Mortgage Company	08309040200
2212 S. Ashford Ct. Nashville TN 37214	501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Charlotte Bialeschki hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marjorie Trice hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 49 on the Plan of Harborview Phase 1-A Section 2 of record in Book 6900 Page 756-758, 6200/817, 6900/577-581 and 9096/764 (cited erroneously to include 6900/577-581 in prior conveyance), Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sysouphan Hanlotxomphou and wife Charlotte L. Hanlotxomphou by deed from Rondal T. Sears and wife Wanda Katherine Sears of record in Instrument No. 20030904-0128658 and Sysouphan Hanlotxomphou having conveyed his interest to Charlotte Hanlotxomphou by deed of record in Instrument No. 20060111-0004021 Register's Office for Davidson County, Tennessee. Charlotte Hanlotxomphou is now known as Charlotte Bialeschki.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Harborview Phase 1-A Section 2 of record in Book 6900 Page 757, Register's Office for

Davidson County, Tennessee 3) Sanitary sewer easements of record in Book 5856 Page 84, Book 5856 Page 80, and Book 5658 Page 984 4) Easement of record in Book 5658 page 984 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8297 Page 380; Book 8297 Page 376; Book 8271 Page 863; Book 8263 Page 534; Book 7646 Page 147; Book 7646 Page 142; Book 7471 Page 26 and in any allied instruments(s) referred to in said restrictions. 6) Charter of Harborview at Cheswicke_Homeowner's Association of record in Book 7522 Page 339 and amended in Book 8263 Page 554

This property is improved property known as 2212 S. Ashford Ct., Nashville, Tennessee 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of January, 2009.

Charlotte Bialeschki

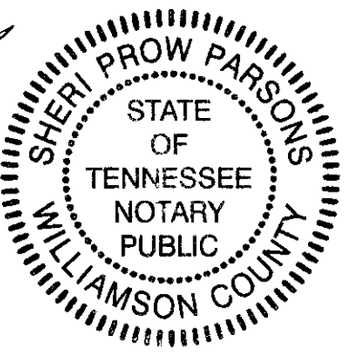
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte Bialeschki , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of

January, 2009.

Sheri Prow Parsons
Notary Public



My Commission expires: Jan 22, 2012

FILE NO: 06004