03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2009.

Notary Public
My commission expires: 2/11/2013

03-0901-35793

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith M. Parrack	Franklin American Mortgage	94-01-0-146
1013 Lenore Street	501 Corporate Centre Drive, #400	
Nashville TN 37206	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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. C. Franks, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Keith M. Parrack**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Subdivision of Lot No. 3 of the N. H. Hobson Subdivision, of record in Book 421, Page 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. C. Franks and wife, Mary Frances Franks, by deed from Robert Franks and wife, Mary Franks, dated October 18, 1973, recorded January 3, 1974, of record in Book 4777, Page 649, Register's Office for Davidson County, Tennessee. Mary Frances Franks having since died, August 18, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1013 Lenore Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/27/09 15:43 2 pgs
Fees:13.00 Taxes:307.10
20090227-0017570

WITNESS my hand this 20th day of February, 2009.

J. C. Franks

By: Dolores Diane Franks Lopp, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dolores Diane Franks Lopp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for J. C. Franks and that she is authorized by J. C. Franks to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 20th day of February, 2009.

Notary Public at Large

My commission expires: 02/11/2013

