WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 174,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 02/25/09

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027
Ph. (615) 372-0280 / Fax (615) 372-0282

Davidson County DEEDWARR
Recvd: 03/02/09 15:18 2 pgs
Fees:13.00 Taxes:645.65
20090302-0018364

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda A. Wade	Franklin American Mortgage	164-13-0-156
(NAME) 512 Chaparal Court	(NAME) 501 Corporate Centre Dr., Ste. 400	
(ADDRESS) Antioch, TN, 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Hiawatha D. Cunningham, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda A. Wade and Daniel L. Bradley, wife and husband** 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 246, as shown on the map entitled Asheford Crossing, Section Three, a Planned Unit Development, of record in Plat Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HIAWATHA CUNNINGHAM, by deed from DAWON A. BRACKINS AND WIFE, JUANSELYN R. BRACKINS, of record as Instrument No. 20050209-0015259, dated February 4, 2005, said Register's Office.

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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

EXECUTED this Day 02/25/09.

Sonja Deanne Garrett, Attorney-In-Fact for Hiawatha D. Cunningham by POA

Sonia Dianne Garrett, Attorney-in-Fact for Hiawatha D. Cunningham
Per Power of Attorney, recorded simultaneously herewith

State of Tennessee
County of Williamson

On 02/25/09, before me personally appeared Sonia Dianne Garrett, to me known to be the person who executed the forgoing instrument on behalf of Hiawatha D. Cunningham as Attorney in Fact and who acknowledged that she executed the same as the free act and deed of the said Hiawatha Cunningham. Witness my hand and official seal.

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires: MAR 10 2012

Please return to

Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027
Ph. (615) 372-0280 / Fax (615) 372-0282

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Talia A. Whiteside, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires JULY 25, 2009

My Commission Expires: _____.

TALIA A. WHITESIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary's Seal