# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **04/06/09**

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**
**Logos Realty Closing Services, Inc.**
130 Wilson Pike Circle
Brentwood, TN 37027

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ricardo F. Rodriguez | Franklin American Mortgage Company | 147-07 153.00 (Unit,1) |
| (NAME) 4327 Goins Road A Unit "1" | (NAME) 501 Corporate Centre Drive, Ste. 400 | |
| (ADDRESS) Nashville, TN, 37211 | (ADDRESS) Franklin, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 04/22/09 10:23 2 pgs
Fees:13.00 Taxes:395.90
**20090422-0036360**

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 **Christopher L. Huskey AKA Christopher L. Husky, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo F. Rodriguez, unmarried,** 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:

A tract of land lying in the 30th Councilmanic District of Davidson County, Tennessee, being a portion of the Christopher L.Husky property as of record in Instrument Number 20081216-0120444, Register's Office of Davidson County, Tennessee, lying along the southerly margin of Goins Road and being more particularly described according to a survey prepared by James Terry & Associates, dated December 11, 2008 and revised April 2, 2009 and proceeding as follows:

Beginning at an iron rod lying on the southerly margin of Goins Road at the northwest corner of the Bruce Maxwell property as of record in Deed Book 220, Page 401, Register's Office of Davidson County, Tennessee; thence running with an the westerly line of the said Maxwell property as follows:

1. South 01 degrees 58 minutes 59 seconds East, a distance of 93.85 feet to a point lying at the northeast corner of the Christian Properties as of record in Book 291, Page 152, Register's Office of Davidson County, Tennessee;
2. Thence leaving the said westerly line of the Maxwell property and running with the northerly line of the said Christian Properties and the northerly line of the Regina K. Moore property as of record in Book 291, Page 271, Register's Office of Davidson County, Tennessee, North 85 degrees 00 minutes 00 seconds West, a distance of 45.79 feet to a point lying at the beginning of a new severance line thru the said Husky Property;;
3. Thence leaving the said northerly lines of the Christian Properties and Moore property and running with the said severance line, North 05 degrees 00 minutes, 00 seconds East, a distance of 54.00 feet to a point;
4. Thence continuing with the said severance line North 02 degrees, 54 minutes, 35 seconds West a distance of 39.53 feet to a point lying on the southerly margin of Goins Road;
5. Thence running with the said margin of Goins Road, South 85 degrees, 00 minutes, 00 seconds East a distance of 39.82 feet to the point of beginning.

**Being part of the same property conveyed to CHRISTOPHER L. HUSKY, by deed from LARRY BOYD and ROSLYN GLENN, of record as Instrument No. 20081216-0120444, dated December 12, 2008, 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.

Witness my/our hand(s) this day 04/06/09.

Christopher Huskey, Seller

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 Christopher Huskey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 04/06/09.**

My Commission Expires: MAR 10 2012

Notary Public

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

**Please return to**
Logos Realty Closing Services, Inc.
130 Wilson Pike Circle
Brentwood, TN 37027

# 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