03

Realty Title

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 $150,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2009.

Notary Public
My commission expires: 02/11/13

03-0904-35944

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara Byrd	Franklin American Mortgage	136-13-0-054
2861 Rural Hill Circle	501 Corporate Centre Drive, #400	
Nashville TN 37217	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, James E. Wilson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara Byrd, 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. 100, on the Plan of Edge-O-Lake Estates, Section VIII, of record in Book 3700, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Wilson by deed from John T. Reed and wife, Cassandra A. Reed, dated 3-29-95, recorded 4-4-95, of record in Book 9636, Page 83, Register's Office for Davidson County, Tennessee.

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 2861 Rural Hill Circle, Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20090037001 DEEDWARR
Recvd: 06/04/09 08:24 2 pgs
Fees:13.00 Taxes:555.00
20090604-0051545

WITNESS my hand this 29th day of May, 2009.

James E. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of May, 2009.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/11/13