# WARRANTY DEED

R-KW-09-0400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Kevin S. Weldon
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin S. Weldon | Franklin American Mortgage Company | |
| 400 River Rouge Court (ADDRESS) | 501 Corporate Centre Drive, Suite 400 (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | 09015000700 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERRY C. GANN AND WIFE, ANN GANN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN S. WELDON, a single man, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 644 ON THE MAP OF CHARLOTTE PARK, SECTION TEN, AS OF RECORD IN BOOK 2900, PAGE 78, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF RIVER ROUGE COURT, THE COMMON CORNER OF LOTS NOS. 643 AND 644; THENCE SOUTHWESTERLY WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTERLY 245.0 FEET TO THE SURVEYED BASE LINE, AND CONTINUING 40 FEET TO THE LINE MARKING EDGE OF WATER OF CUMBERLAND RIVER IN DECEMBER, 1959; THENCE WITH SAID LIEN SOUTHERLY 80 FEET TO A POINT; THENCE SOUTHEASTERLY 176.4 FEET TO THE COMMON REAR CORNER OF LOTS 644 AND 645; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHEASTERLY 154.0 FEET TO A POINT IN THE WESTERLY MARGIN OF RIVER ROUGE COURT; THENCE WITH THE MARGIN OF SAID COURT NORTHWESTERLY 45.1 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TERRY C. GANN AND WIFE, ANN GANN BY WARRANTY DEED FROM JACK L. PARISH AND WIFE, ROSEMARIE L. PARISH, RECORDED ON THE 9TH DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011009-0109878, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 78; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 400 River Rouge Court, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20090045461 DEEDWARR
Recvd: 07/07/09 11:15 2 pgs
Fees:13.00 Taxes:832.50

20090707-0063297

Witness my/our hand(s) this 30th day of June, 2009.

Terry C. Gann

Ann Gann

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903