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Realty Title & Escrow Company, Inc.
3816 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215

Realty Title

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

R-RA-09-0733

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
Stanley Southall	FRANKLIN AMERICAN MORTGAGE CO.	
733 Charlie Gann Road (ADDRESS)	501 CORPORATE CENTRE DR., #400 (NAME) (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	06304009800

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, I/we WILLIAM F. JONES III AND LAUREN C. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STANLEY SOUTHALL, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, SECTION 2,*RANGE HEIGHTS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 936, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. *REVISED FINAL PLAT, LOTS 4-30

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. JONES, III AND WIFE, LAUREN C. JONES BY WARRANTY DEED FROM GARY R. GIBBS, A MARRIED MAN, RECORDED ON THE 6TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070306-0027346, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 8250, PAGE 936 AND ANY OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 733 Charlie Gann Road, Old Hickory, Tennessee 37138
(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:T20090051191 DEEDWARR
Recvd: 07/29/09 14:33 2 pgs
Fees:13.00 Taxes:554.63
20090729-0071050

Witness my/our hand(s) this 27th day of July, 2009.

William F. Jones III

Lauren C. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William F. Jones III and Lauren C. Jones, 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 27th day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

NOTARY PUBLIC AT LARGE

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