THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2253

NEW OWNER
Norma Nava and Isai Joseph Leos
Property Address: 4327 Goins Road B, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 08/17/09 12:41 3 pgs
Fees:18.00 Taxes:417.73
20090817-0077105

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher L. Huskey, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Norma Nava and Isai Joseph Leos, wife and husband** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being one half of a parcel of land in the 7th District of Davidson County, beginning at a stake in the north side of the yard of John and Amanda Slaughter, as shown in the deed in Book 230, page 166, Register's Office for Davidson County, Tennessee, and being the N. Western one half of the following: beginning at a stone in the north side of the yard of John and Amanda Slaughter the N.E. corner thence west five poles to a stone, thence north 7 poles to Sixteen Foot Avenue to a stone, thence along side avenue 5 poles to a stone, thence south 10 poles to the beginning.

Being the same property conveyed to Christopher L. Huskey by Quitclaim Deed from Denise E. Cole, Trustee, of record in Instrument No. 20090402-0030031, said Register's Office, Davidson County, Tennessee, dated April 2, 2009, and recorded April 2, 2009.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 12th day of August, 2009.

Christopher L. Huskey {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of August, 2009, before me the undersigned officer, personally appeared Christopher L. Huskey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 3/27/11

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $112,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

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

SEND TAX STATEMENTS TO:
Map/ Parcel: 147-07-0-153.00

FRANKLIN AMERICAN MORTGAGE COMPANY

501 CORPORATE CENTRE DRIVE, SUITE 400

FRANKLIN, TN 37067

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, Maxine J. Rucker, 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: MAR 10 2012.

Notary's Seal (If on paper)

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