WARRANTY DEED

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2009.

Amy Adams Gowan
Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy M. Lehmann	Franklin American Mortgage Co.	
(NAME)	(NAME)	
6305 St. Henry Drive	501 Corporate Centre Drive, Ste 400	129-12-50
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES AKIN EMBRY, JR., UNMARRIED, AS TO A LIFE ESTATE, CHARLES WILEY EMBRY AND JEFFREY THOMAS EMBRY, AS TO THE REMAINDER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY M. LEHMANN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 258 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Edwin Warner Drive, at the common corner of Lot No. 257 and 258; thence with the margin of said Drive, northeasterly 103 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.3 feet to a point in the southerly margin of St. Henry Drive; thence with the margin of the same, easterly 92 feet to a point at the common corner of Lots No. 258 and 259; thence with the line between said lots, southerly 128 feet to a corner of Lot No. 257; thence with the line between Lots Nos. 257 and 258, westerly 117 feet to the point of beginning.

Being the same property conveyed to Mrs. Hermione Embry and daughter, Caroline Embry by deed from Murphree Realty Company, January 28, 1965, of record in Book 3856, page 7, Register's Office for Davidson County, Tennessee. Said property was furthered conveyed to Caroline Embry by deed from Mrs. Hermione Embry, dated August 25, 1969, of record in Book 4360, page 382, Register's Office for Davidson County, Tennessee. The said Caroline Embry a/k/a Hermione Caroline Embry having since died on October 24, 2008 and by her Will of record in Case No. 08P1930, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Charles Akin Embry, Jr., as to a Life Estate and Charles Wiley Embry and Jeffrey Thomas Embry, as to the Remainder.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 3600, pages 12, 13 and 14, said Register's Office.

This is not the principal place of residence of Charles Wiley Embry or Jeffrey Thomas Embry.

unimproved ☐

This is improved ☒ property, known as 6305 St. Henry Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090056307 DEEDWARR
Recvd: 08/18/09 10:37 2 pgs
Fees:13.00 Taxes:629.00
20090818-0077553

BOX 10-A

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 14th day of August, 2009.

Jeffrey Thomas Embry

By: attorney-in-fact
John Lott, Attorney in Fact

Charles Akin Embry, Jr.

Charles Wiley Embry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Akin Embry, Jr. and Charles Wiley Embry, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of August, 2009.

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

Amy Adams Gowan Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Lott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Thomas Embry, and who acknowledged that he executed the same as the free act and deed of Jeffrey Thomas Embry.

Witness my hand and official seal at Nashville, Tennessee this 14th day of August, 2009.

Amy Adams Gowan Notary Public

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