WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/09 13:49 2 pgs
Fees:13.00 Taxes:536.50
20090827-0080716

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of August, 2009

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Waller	Franklin American Mortgage Company	060-07-0-126.00
2935 Hillhurst Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37207	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jacqueline I. Hollingsworth**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Waller and Tekela Waller, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27 on the plan of Hillhurst Acres, Sec. 3, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Clarence Summers and wife, Georgia Christine Summers, by deed from Gerald Burkett, Trustee, on June 30, 1981, of record in Book 5764, page 643, Register's Office for Davidson County, Tennessee. The said James Clarence Summers having died on June 6, 2002, leaving property to Georgia Christine Summers by right of survivorship. The said Georgia Christine Summers having died testate on November 4, 2005, leaving said property to George E. Nolen by Last Will and Testament, Probate Docket No.07P-1025. The said George E. Nolen having died testate on March 12, 2006, leaving said property to Jackie Hollingsworth by Last Will and Testament, Probate Docket No.07P-1026.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 060-07-0-126.00.
- Subject to all matters as shown on the Plan of record in Book 2331, page 86, Register's Office Davidson County, Tennessee.

This is improved property known as: **2935 Hillhurst Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 21, 2009.

Jacqueline I. Hollingsworth

Jacqueline I. Hollingsworth

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jacqueline I. Hollingsworth** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2009

My commission expires 8/30/12

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Hal Wilson, 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 TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY