BILL GARRETT, Davidson County
Trans:T20090061106 DEEDWARR
Recvd: 09/04/09 12:16 2 pgs
Fees:13.00 Taxes:647.13
20090904-0083498

WARRANTY DEED

ET-09-1421

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 09-17-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Carena	Franklin American Mortgage	
5117 Lana Renee Court	(NAME) 501 Corporate Centre Drive, Suite 400	98-1-104.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MITCHELL M. BEVERLY AND WIFE, REBECCA A. BEVERLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA CARENA, UNMARRIED, 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 53, ROXBOROUGH, RESUBDIVISION OF LOTS 42-56, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 76, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MITCHELL M. BEVERLY AND WIFE, REBECCA A. BEVERLY BY WARRANTY DEED FROM DOMER COLLINS AND WIFE, LEANN S. COLLINS, RECORDED ON THE 19TH DAY OF JUNE, 1986 IN BOOK 6891, PAGE 207, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 5210, Page 76; Book 5302, Page 669; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5117 Lana Renee Court, Hermitage, Tennessee 37076
(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.

Witness my/our hand(s) this 31st day of August, 2009.

Mitchell M. Beverly

Rebecca A. Beverly

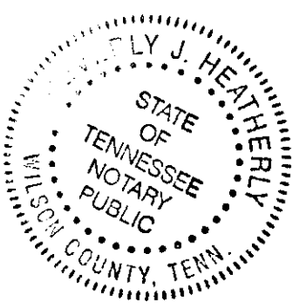
STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of August, 2009, before me personally appeared Mitchell M. Beverly and wife, Rebecca A. Beverly to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2009.

Notary Public

My Commission Expires: 09-17-11



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520