WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 24, 2009

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-09
(AFFIX SEAL)

R-CL-09-2111

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
Joseph George	Franklin American Mortgage Co. (NAME)	
2111 Jade Drive	501 Corporate Centre Dr. #400 (ADDRESS)	
(ADDRESS) Nashville, TN 37210	Franklin, TN. 37067	09514006600
(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 GARY FARRELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH GEORGE, 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 NO. 26 ON THE PLAN OF ELM HILL ACRES, SECTION NO. I, OF RECORD IN PLAT BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JESSE D. FARRELL, JR., AND WIFE, VERDA MAI FARRELL BY DEED FROM FORREST B. TOLBERT AND WIFE, CHRISTINE H. TOLBERT OF RECORD IN BOOK 4151, PAGE 819 ON 07/08/1967 AND FILED FOR RECORD ON 07/13/1967, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
BEING THE SAME PROPERTY CONVEYED TO JESSE DANIEL FARRELL, JR. BY DEED FROM VERDA MAI FARRELL OF RECORD IN BOOK 4780, PAGE 633 ON 10/01/1973 AND FILED FOR RECORD ON 01/15/1974, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
BEING THE SAME PROPERTY CONVEYED TO JESSE D. FARRELL, JR. AND WIFE, ANNIE MCCLENDON FARRELL BY DEED FROM JESSE D. FARRELL, JR. AND ROY A. MILES, JR., TRUSTEE OF RECORD IN BOOK 4984, PAGE 688 ON 12/29/1975 AND FILED FOR RECORD ON 01/02/1976, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
THE SAID JESSE D. FARRELL, JR. AND ANNIE FARRELL BOTH HAVING SINCE DIED WITH JESSE D. FARRELL, JR. BEING PREDECEASED BY HIS WIFE ANNIE FARRELL.(JESSE D. FARRELL, JR. DIED INTESTATE LEAVING NO WILL-SEE PROBATE FILE # 07P1222 IN DAVIDSON COUNTY, TENNESSEE, SHOWING GARY WAYNE FARRELL AS THE ONLY NEXT OF KIN)
BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT 200711070131635 FILED FOR RECORD ON 11/07/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, GARY WAYNE FARRELL IS SHOWN AS THE SOLE SURVIVING HEIR.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 2111 JADE DRIVE, NASHVILLE, Tennessee 37210-3307
(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: T20090061763 DEEDWARR
Recvd: 09/09/09 10:24 2 pgs
Fees: 13.00 Taxes: 432.90

20090909-0084364

Witness my/our hand(s) this 21st day of August, 2009.

Gary Farrell

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Farrell, 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 21st day of August, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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