Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090064380 DEEDWARR
Recvd: 09/21/09 13:34 2 pgs
Fees:13.00 Taxes:1378.25
20090921-0087811

39-B
File #09-1235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Curley and spouse, Shawn M. Curley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Lynn Franklin and husband Donald Rowell Corey, Jr.**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a portion of Lot Nos. 28 & 29, on the plan of Marengo Park, Section C, of record in Book 1130, Page 21, as amended in Book 6947, Page 936 and in Book 6950, Page 791, Regiser's Office for said County.

Said portions of Lots Nos. 28 and 29 fronts 75 feet on the westerly margin of Rainbow Road and extends back 208.6 feet on the northerly line and 215 feet on the southerly line to a broken line in the rear, measuring 62.15 feet thereon.

Being the same property conveyed to Matthew Curley and spouse, Shawn M. Curley by deed from Mollie L. Wyatt, unmarried dated August 23, 1999 of record in Book 11634, page 761, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3613 Rainbow Place, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of September, 2009.

Matthew Curley

Shawn M. Curley
By Matthew Curley, Attorney in fact

State of Tennessee)
County of Davidson)

On this 17th day of September, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Curley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

On this the 17th day of September, 2009, before me personally appeared Matthew Curley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shawn M. Curley and acknowledged that such person executed the same as the free act and deed of Shawn M. Curley.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My commission expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 372,500.00.

Affiant

Sworn and subscribed before me on this the 17th day of September, 2009.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Nicole Lynn Franklin
3613 Rainbow Place
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
18-14-76