WARRANTY DEED

ET-09-1468

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Diana L. Reuter
Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

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
Diana L. Reuter	Franklin American Mortgage	
1208 Elliston Street	(NAME) 501 Corporate Centre Drive, Suite 400	44-15-316.00
(ADDRESS) Old Hickory, TN 37138	(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 ~~GEORGE W. SUTTON AND WIFE~~, MAXINE SUTTON,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANA L. REUTER, MARRIED, 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:

*A WIDOW

Land in Davidson County, Tennessee, being Lot 100, VILLAGE OF OLD HICKORY, SECTION C, as shown on plat of record in Plat Book 1424, Page 66, 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 George W. Sutton and wife, Maxine Sutton by Warranty Deed from Paul L. Carter and wife, Shirley M. Carter, recorded on the 25th day of November 1980, in Book 5682, Page 855, in the Register's Office of Davidson County, Tennessee.

The said George W. Sutton now being deceased, leaving Maxine Sutton as sole owner.

Subject to any and all restrictions and easements of record if any; including those listed in Plat Book 1424, Page 66; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1208 Elliston Street, Old Hickory, Tennessee 37138
(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 18th day of September, 2009.

Maxine Sutton
Maxine Sutton

BILL GARRETT, Davidson County
Trans:T20090065739 DEEDWARR
Recvd: 09/28/09 09:54 2 pgs
Fees:13.00 Taxes:344.10

20090928-0089646

STATE OF Tennessee
COUNTY OF Wilson

On this the 18th day of September, 2009, before me personally appeared Maxine Sutton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of September, 2009.

Notary Public

My Commission Expires: 6-30-10

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

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