RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $127,500.00.

Affiant

Subscribed and sworn before me this the 23rd day of October, 2009.

Notary Public
My commission expires:

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20090073748 DEEDWARR
Recvd: 10/29/09 14:52 2 pgs
Fees: 13.00 Taxes: 471.75
20091029-0100079

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elaine Braun 305 Raywood Ct Nashville, TN 37211	Franklin American Mortgage Company 401 Corporate Centre Drive Suite 400 Franklin, TN 37067	161-4-165

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATIE MAI ABERNATHY AND CARSON E ABERNATHY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELAINE BRAUN, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot Number 24 on the Plan of Goodrich Heights, of record in Plat Book 2663 at page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beulah E. Morgan by deed from Marvin J. Hill and wife, Annie B. Hill of record in Book 10570, page 830, said Register's Office.

The said Beulah E. Morgan a/k/a Beulah N. Morgan having since died on Nov 14, 2008. The Last Will and Testament of Beulah N. Morgan, deceased, was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), on December 17, 2008 under docket number 08P-1867. The said Beulah N. Morgan was an unmarried person at the time of her death. Under the Last Will and Testament of Beulah N. Morgan, the same property was conveyed to Carson E. Abernathy and Katie Mai Abernathy, which conveyance is also evidenced by Affidavit of Inheritance of Real Estate of record in Instrument No. 20090707-006311, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 305 Raywood Ct, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of October, 2009.

Katie Mai Abernathy
Katie Mai Abernathy

Carson E. Abernathy
Carson E Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katie Mai Abernathy and Carson E Abernathy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2009.

My commission expires: 09/25/10

Notary Public

