WARRANTY DEED

ET-09-1556

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Jamie Sanford	W.R. Starkey Mortgage, L.L.P.	
512 Frankfort Drive (ADDRESS)	5055 W. Park Boulevard, Suite 300 (ADDRESS)	75-4-87.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Plano, TX 75093 (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 HOLLIS R. FLANAGAN AND WIFE, JANET F. FLANAGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMIE SANFORD AND CARRI SANFORD, HUSBAND AND WIFE, 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. 320 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for said County.

Said Lot No. 320 fronts 100 feet on the west side of Frankfort Drive, extends back between parallel lines measuring 149.21 feet on the southerly line and 157 feet on the northerly line, to a dead line in the rear measuring 100.32 feet thereon.

Being the same property conveyed by Quitclaim Deed from Janet F. Flanagan to Hollis R. Flanagan and wife, Janet F. Flanagan as recorded on the 27th day of September 2004, in Instrument No. 20040927-0116366; and by Quitclaim Deed from Hollis R. Flanagan to Janet F. Flanagan, as recorded on the 8th day of November 1991, in Book 8482, Page 924; and by Warranty Deed from Charles M. Tolley and wife, Neva S. Tolley to Hollis R. Flanagan and wife, Janet F. Flanagan, as recorded on the 25th day of July 1977, in Book 5174, Page 672, 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 4175, Page 71; Book 4349, Page 112; Book 4367, Page 936; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 512 Frankfort Drive, 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 20th day of November, 2009.

Hollis R. Flanagan

Janet F. Flanagan

BILL GARRETT, Davidson County
Trans: T20090080195 DEEDWARR
Recvd: 11/25/09 12:36 2 pgs
Fees: 13.00 Taxes: 688.20
20091125-0108537

STATE OF Tennessee
COUNTY OF Wilson

On this the 20th day of November, 2009, before me personally appeared Hollis R. Flanagan and wife, Janet F. Flanagan 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 20th day of November, 2009.

Notary Public

My Commission Expires: 04-17-11

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

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