03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090083213 DEEDWARR
Recvd: 12/09/09 13:42 2 pgs
Fees:13.00 Taxes:1036.00
20091209-0112636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2009.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-0911-36297

Address of New Owner:	Send Tax Bills to:	Tax Information
David Humphrey	Franklin American Mortgage	78-00-0-037
5331 Tidwell Hollow Road	501 Corporate Centre Drive, #400	
Nashville TN 37218	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bambi L. White, unmarried, and Angela R. Arnold, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Humphrey, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Tract No. 7, as shown on survey made by Southern Land Surveying Company, Inc., dated December 2, 1967 and described as follows:

BEGINNING on the northwesterly margin of Tidwell Hollow Road at the northeast corner of the property conveyed to James R. Shrum and wife, by deed of record in Book 4256, Page 205, Register's Office for said County; thence North 40 degrees 31 minutes West 1386.30 feet; thence North 181.75 feet; thence South 40 degrees 31 minutes East 1404.50 feet; thence South 49 degrees 29 minutes West 200 feet to the beginning.

For informational purposes only, prior deed of record shows land containing 6.41 acres more or less, according to survey made by Southern Land Survey Company, Inc., dated December 2, 1967.

Being the same property conveyed to Bambi L. White and Angela R. Arnold by deed from Robert D. Hunt, unmarried, dated December 27, 2005, recorded December 30, 2005 in Instrument No. 20051230-0156566, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5331 Tidwell Hollow Road, Nashville, TN 37218

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 7th day of December 2009.

Bambi L. White
By: Morgyn L. Garifo, Attorney in Fact

Angela R. Arnold
By: Morgyn L. Garifo, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgyn L. Garifo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Bambi L. White and Angela R. Arnold, and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 7th day of December 2009.

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 2/11/13