WARRANTY DEED

ET-09-0826

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 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
Harold Margolis	Franklin American Mortgage	
148 Saddle Tree Court	(NAME) 501 Corporate Centre Drive, Suite 400	64-12-A-146 CO
(ADDRESS) Hermitage, TN 37076	(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 JERI HOLLADAY, TRUSTEE OF THE TOMMYE AGEE TRUST CREATED UNDER THE LAST WILL AND TESTATMENT OF TOMMYE M. AGEE EXECUTED ON SEPTEMBER 18, 2001, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAROLD MARGOLIS, A MARRIED MAN, 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 UNIT 146, FOX RUN CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 4860, PAGE 52 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4956, PAGE 582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE TOMMYE AGEE TRUST BY EXECUTOR'S DEED FROM JERI HOLLADAY, EXECUTRIX FOR THE ESTATE OF TOMMYE M. AGEE, RECORDED ON THE 10TH DAY OF JULY 2007, IN INSTRUMENT NO. 20070710-0081927, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JERI H. BILLS, JERI HOLLADAY, AND JERI HOLLADAY-THOMAS ALL BEING ONE AND THE SAME PERSON.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 4860, Page 52; Plat Book 5200, Page 89; Book 4956, Page 590; Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100; Book 5208, Page 188; Book 4956, Page 582; Book 8510, Page 92; Book 8035, Page 646; Book 4465, Page 102; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 146 Saddle Tree Court, 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.

BILL GARRETT, Davidson County
Trans:T20090084452 DEEDWARR
Recvd: 12/15/09 11:22 2 pgs
Fees:13.00 Taxes:440.30
20091215-0114223

Witness my/our hand(s) this 10th day of December, 2009.

Jeri Holladay, Trustee of The Tommye Agee Trust created under the last Will and Testatment of Tommye M. Agee executed on September 18, 2001

BY: Jeri Holladay, Trustee
Jeri Holladay, Trustee

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of December, 2009, before me personally appeared Jeri Holladay, Trustee of The Tommye Agee Trust created under the last Will and Testatment of Tommye M. Agee executed on September 18, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 10th day of December, 2009.

Notary Public

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

My Commission Expires: 6-30-10

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