BILL GARRETT, Davidson County
Trans:T20100005907 DEEDWARR
Recvd: 02/01/10 08:32 2 pgs
Fees:13.00 Taxes:314.50
20100201-0007604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2010.

Notary Public

My commission expires: 4-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-19-11

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MELVIN H. FULGHUM JR.	**FRANKLIN AMERICAN MORTGAGE COMPANY**	05914011200
768 RINGGOLD DRIVE	**501 CORPORATE CENTRE DR. SUITE 400**	
NASHVILLE, TN 37207	**FRANKLIN TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LILLIAN M. TRIMBLE and ELIZABETH A. ESSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELVIN H. FULGHUM JR. , AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 47, PLAN OF HAYNES MANOR, SECTION 1, as shown on plat of record in Plat Book 3600, Page 85, 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 by Warranty Deed from Thomas E. Allen to Lillian M. Trimble and Elizabeth A. Essen as recorded on the 8th day of July, 1993 in Book 9008, Page 234 and Quitclaim Deed from George H. Thompson, III, Trustee to Lillian M. Trimble and Elizabeth A. Essen as recorded on the 28th day of January, 1994 in Book 9232, Page 258, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 768 RINGGOLD DRIVE, NASHVILLE, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 27th day of January, 2010.

Lillian M. Trimble by Elizabeth A. Essen her attorney in fact

LILLIAN M. TRIMBLE
By: Elizabeth A. Essen, her attorney in fact

Elizabeth A. Essen

ELIZABETH A. ESSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ELIZABETH A. ESSEN AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR LILLIAN M. TRIMBLE , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2010.

Michelle Hightower

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011