WARRANTY DEED

R-VRE-10-4001

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Deuel	Franklin American Mortgage Company	
4001 Moss Rose Drive	(NAME) 501 Corporate Centre Dr # 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin, TN 37067	73-1-245.00
(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 WILLIAM C. DELK, III AND RICHARD KEITH DELK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN M. DEUEL AND MIRIAM B. DEUEL, 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 12, MOSS ROSE HEIGHTS SUBDIVISION, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 109, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTORS HEREIN.

BEING THE SAME PROPERTY CONVEYED BY EXECUTOR'S QUITCLAIM DEED FROM WILLIAM C. DELK, III TO WILLIAM C. DELK, III AND RICHARD KEITH DELK AS RECORDED ON THE 18TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080718-0074066 AND WARRANTY DEED FROM MARY H. COOK, A WIDOW, NOW MARY H. COOK SMITH, MARRIED TO WILLIAM C. DELK, JR. AND WIFE, DOROTHY H. DELK AS RECORDED ON THE 26TH DAY OF DECEMBER, 1973 IN BOOK 4775, PAGE 570, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 1429, PAGE 109; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4001 Moss Rose Drive, Nashville, Tennessee 37216
(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: T20100019576 DEEDWARR
Recvd: 04/05/10 14:33 2 pgs
Fees: 13.00 Taxes: 469.90

20100405-0025194

Witness my/our hand(s) this 30th day of March, 2010.

William C. Delk, III

Richard Keith Delk

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William C. Delk, III and Richard Keith Delk, the within named bargainor, 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 and official seal this the 30th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903