BILL GARRETT, Davidson County
Trans:T20100044652 DEEDWARR
Recvd: 07/21/10 13:31 2 pgs
Fees:13.00 Taxes:541.31
20100721-0057078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,300.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NORMA PINKERMAN UNMARRIED and KATHY JENNINGS AND HUSBAND BUDDY D. JENNINGS	Franklin American Mortgage Co.	
	(NAME)	
501 Alta Loma Road	501 Corporate Centre Dr. Suite 400	033-04-0-037
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNIE REED and wife SHELIA REED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NORMA PINKERMAN UNMARRIED and KATHY JENNINGS AND HUSBAND BUDDY D. JENNINGS*, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *as joint tenants with right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 4, AS OF RECORD IN PLAT BOOK 2133, PAGES 43 AND 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF ALTA LOMA DRIVE AT THE CORNER OF LOT NOS. 22 AND 23; THENCE WITH SAID DRIVE NORTHWARDLY 125 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 25 FEET NORTHWESTWARDLY 39.2 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY MARGIN OF DRAPER DRIVE; THENCE WITH SAID DRIVE WESTWARDLY 199.7 FEET TO THE CORNER OF LOT NOS. 21 AND 22; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 188.5 FEET TO THE NORTHERLY LINE OF LOT NO. 23; THENCE WITH SAID LINE EASTWARDLY 238.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DONNIE REED AND SHELIA REED, BY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, OF RECORD AS INSTRUMENT NO. 20100301-0015469, DATED FEBRUARY 18, 2010, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 501 Alta Loma Road, Goodlettsville, TN 37072
(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 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 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 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 19th day of July, 2010.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 19th day of July, 2010.

DONNIE REED

SHELIA REED

State of Tennessee

County of Davidson

On this 19th day of July, 2010, before me, a notary public in and for the said County and State, Donnie Reed and Shelia Reed, to me personally known (or proved to me on the basis of satisfactory evidence) and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2010.

Notary Public

My commission expires: 11/7/11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072