BILL GARRETT, Davidson County
Trans:T20100050677 DEEDWARR
Recvd: 08/16/10 14:19 2 pgs
Fees:13.00 Taxes:562.03

20100816-0064562

WARRANTY DEED

R-VRES-10-1018

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Stephanie McRae
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(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
Stephanie McRae	Franklin American Mortgage Company	
1018 Mansfield Street (ADDRESS)	501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	083-05 169.00

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 JIMMY EDWARD BIGGERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE MCRAE , UNMARRIED, 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:

THE FOLLOWING DESCRIBED TRACT OF LAND KNOWN AS 1018 MANSFIELD AVENUE, NASHVILLE, TENNESSEE 37206: BEING THE WESTERLY ONE-THIRD OF LOT NO. 3 IN CONNELL O'DONNELL'S PLAN, AS OF RECORD IN PLAN BOOK 2, PAGE 37, CHANCERY COURT AT NASHVILLE, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JUNE 14, 1934, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS: SAID WESTERLY PART OF LOT NO. 3 FRONTS 48 FEET 4 INCHES ON THE SOUTHERLY SIDE OF MANSFIELD AVENUE, FORMERLY MCFERRIN AVENUE, AND RUNS BACK BETWEEN LINES 187.6 FEET, MORE OR LESS, ON THE WEST LINE AND 187.9 FEET, MORE OR LESS, ON THE EAST LINE TO AN ALLEY IN THE REAR AND MEASURES 48 FEET 4 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ELIZABETH STEINWACHS TO JIMMY EDWARD BIGGERS AS RECORDED ON THE 16TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091116-0105111; AFFIDAVIT OF HEIRSHIP RECORDED ON THE 16TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091116-0105110; ORDER RECORDED ON THE 1ST DAY OF JUNE, 1981 IN BOOK 5751, PAGE 308 AND WARRANTY DEED FROM GEORGE E. BIGGER AND WIFE, WILLIE P. BIGGER TO JESSE W. BIGGERS AND WIFE, ANNIE E. BIGGERS AS RECORDED ON THE 18TH DAY OF NOVEMBER, 1960 IN BOOK 3160, PAGE 203, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAN BOOK 2, PAGE(S) 37; 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 1018 Mansfield Street, Nashville, Tennessee 37206
(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.

* and of record in Instrument 20100816 0064562, said Register's Office.

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

Jimmy Edward Biggers by Buel Ersel (Sonny) Hunter, Jr., as Attorney in Fact

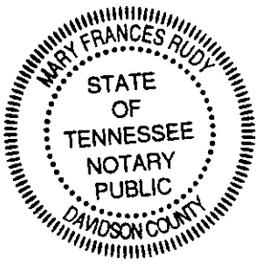
STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2010, before me personally appeared Buel Ersel (Sonny) Hunter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jimmy Edward Biggers, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Jimmy Edward Biggers, unmarried.

Witness my hand and official seal, this the 30th day of July, 2010.

Notary Public

My Commission Expires: 5-20-14



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