BILL GARRETT, Davidson County
Trans:T20110035359 DEEDWARR
Recvd: 06/14/11 08:16 2 pgs
Fees:13.00 Taxes:1006.40
20110614-0045328

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110347

WARRANTY DEED

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2011.

NOTARY PUBLIC

My commission expires: 1-9-2012

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin A. Graham and wife, Jennifer Graham 1502 Stratford Ave Nashville, TN 37216	[illegible] Franklin American Mtg Co. 501 Corporate Centre Dr. Franklin, TN 37067	072-04-0-027.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Two Thousand and 00/100 Dollars ($272,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TERRI BORDERS, MARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN A. GRAHAM AND WIFE, JENNIFER GRAHAM**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lots Nos. 23 and 24 on the plan of Block "A" Inglewood Golf Club Subdivision, as shown by plat of record in Book 843, Page 65, page number is erroneously stated as 95, in current deed in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to TERRI BORDERS by Warranty Deed from Teresa Waldran, heir at law and Earnest Terry Mayo, heir at law, dated December 22, 2010, recorded January 20, 2011 at Instrument Number 20110120-0005524, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit filed at Instrument Number 20110301-0016488 to correct the Derivation clause in subject Warranty Deed and to correct the Power of Attorney language. Also see Scrivener's Affidavit filed in Instrument Number 20110301-0016489 to correct informational errors in the Affidavit of Heirship filed in Instrument Number 201101200005522, Register's Office for Davidson County, Tennessee.

Property being known and designated as 1502 Stratford Avenue, Nashville, TN 37216.

This conveyance is made subject to all matters affecting said premises as contained in Plat Book 843, Page 65; to a 10' Water Line Easement of record in Plat book 843, Page 98; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 10th day of June, 2011.

Terri Borders

TERRI BORDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Terri Borders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of June, 2011.

Notary Public

David P. Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY