(2)

BILL GARRETT, Davidson County
Trans:T20120046605 DEEDWARR
Recvd: 06/25/12 10:09 2 pgs
Fees:13.00 Taxes:536.50
20120625-0055314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2012.

Notary Public

My commission expires:

PAMELA B. MATHENEY STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARY BRUCE ALFORD **TIMOTHY ALFORD**	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**07209040400**
1001 CAROLYN AVENUE	**501 CORPORATE CENTRE DRIVE, STE 400**	
NASHVILLE, TN 37216	**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,

CARLEY HAYDEN BEAN, A MARRIED WOMAN

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

MARY BRUCE ALFORD and TIMOTHY ALFORD, wife and husband

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:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being the westerly 55 feet of Lot No. 60 on the Plan of Irvington Subdivision, as shown of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee. Said part of Lot No. 60 fronts 55 feet on the northerly side of Carolyn Avenue and extends back between parallel lines, with the easterly margin of Martha Street, 175 feet to a dead end, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO CARLEY HAYDEN BEAN, A MARRIED WOMAN BY QUITCLAIM DEED FROM CARLEY HAYDEN DATED 10/23/09 AND RECORDED ON 11/06/09 IN INSTRUMENT NO. 20091106-0102784, SAID REGISTER'S OFFICE FOR SAID COUNTY.

BRADLEY LAWRENCE BEAN, spouse of CARLEY HAYDEN BEAN, joins in the execution of this instrument for the purpose of conveying any marital interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 60, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1001 CAROLYN AVENUE, NASHVILLE, TN 37216.

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 21st day of June, 2012.

CARLEY HAYDEN BEAN

BRADLEY LAWRENCE BEAN

STATE OF Kentucky
COUNTY OF Daviess

Personally appeared before me, a Notary Public of said County and State, CARLEY HAYDEN BEAN and BRADLEY LAWRENCE BEAN, 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 21st day of June, 2012.

Notary Public

My Commission Expires: 7-22-2014

ANGELA R. BITTEL
Notary Public-State At Large
KENTUCKY - Notary ID # 424425
My Commission Expires: July 22, 2014