This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/25/05 15:45 2 pgs
Fees:13.00 Taxes:493.95
20050725-0086385

ADDRESS NEW OWNER:

James Andrew Barton and wife,
Robyn Michelle Barton
3343 Mimosa Drive
Nashville, TN 37211

SEND TAX BILL:

Franklin American Mortgage
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

MORTGAGEE:
Franklin American Mortgage
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

MAP AND PARCEL:
MAP 133-07
PARCEL 184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dorothy McMahon**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James Andrew Barton and wife, Robyn Michelle Barton**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Glencoe Acres, Section II, as of record in Plat Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to J. E. McMahon and wife, Dorothy McMahon, a one-half undivided interest, and Ruth Marguerite Kilburn, a one-half undivided interest, by deed from Elmer H. Mayo and J. K. Carter, dated October 26, 1953, of record in Book 2203, page 182, Register's Office for Davidson County, Tennessee. The said Ruth Marguerite Kilburn conveyed her one-half undivided interest in the property to J. E. McMahon and wife, Dorothy McMahon, by deed dated November 12, 1957, of record in Book 2703, page 385, said Register's Office. The said J. E. McMahon having since died.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3343 Mimosa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and

possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of July, 2005.

Dorothy McMahon by Janet L. McMahon,
Attorney-in-Fact Pursuant to Limited
Power of Attorney recorded in
Instrument No. 20050725-0086384
Register's Office for Davidson County,
Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid Janet L. McMahon, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Dorothy McMahon, and who acknowledged that she executed the same as the free act and deed of Dorothy McMahon. Witness my hand and official seal this 22nd day of July, 2005.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $133,500.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006