RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

JEFF T. GOODSON 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 $190,000.00.

Affiant

Subscribed and sworn to me on January 23, 2006

NOTARY PUBLIC

My Commission Expires: 7/25/09

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 01/25/06 12:19 2 pgs
Fees:13.00 Taxes:703.00

20060125-0009494

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Arch Bishop, III and wife, Andrea Shea Bishop 5012 Danby Drive Nashville, TN 37211	Franklin American 501 Corporate Centre Drive #400 Franklin, TN 37067	Map 147-09 Parcel 84

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Darren S. Bennett and wife, Katherine L. Bennett, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Arch Bishop, III and wife, Andrea Shea Bishop, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Section I, Caldwell Country Estates, as of record in Book 2663, Page 68 and 69, Register's Office for said County, to which Plan description is hereby made for a more complete description thereof.

Being the same property conveyed to Darren S. Bennett by Warranty from Vivian G. Allen, of record in Book 11301, Page 278, Register's Office for Davidson County, Tennessee, executed January 15, 1999.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Matters shown on plan of record in Book 2663, page 68 and 69, in the Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 2802, Page 369, Book 2883, Page 91, Book 3032, Page 6, said Register's Office; and

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at, 5012 Danby Drive, Nashville, TN 37211.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on January 23, 2006.

Darren S. Bennett

Katherine L. Bennett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On , before me personally appeared Darren S. Bennett and wife, Katherine L. Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 23, 2006.

NOTARY PUBLIC

JEFF T. GOODSON STATE OF TENNESSEE

My Commission Expires: 7/25/09

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY