THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25725-07-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,500.00. Affiant Subscribed and sworn to before me this 31st day of July, 2006. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin A. Casey 1005 Woodmont Boulevard Nashville, TN 37215	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	Map No.118.09-0 Parcel No. 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Wellerding, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin A. Casey, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1005 Woodmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of July, 2006.

Robert J. Wellerding

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert J. Wellerding**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/03/06 08:56 2 pgs
Fees:13.00 Taxes:675.25

20060803-0094394

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, Lot of Record Described according to a survey made by W.B. Southgate, Surveyor, December 1936 and March 1938 as follows:

Beginning on the Southerly Margin of Woodmont Avenue at a point 249 feet west of the westerly margin of 10th Avenue South, said point being the Corner of Lots Nos. 39 & 40; thence with the line between said Lots Nos. 39 & 44 westwardly 100 feet to the common corner of Lots Nos. 38, 39, 44 & 45; thence with the line between Lots Nos. 38 & 39 northweardly 184 feet to the southerly margin of Woodmont Avenue; thence with the said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to Robert J. Wellerding, umarried a/k/a Robert Joseph Wellerding by deed dated 1/31/06 from Helen Irene Tyler Gibbons, a widow a/k/a Helen Gibbons and B. Suzanne Burns, unmarried of record in Instrument No. 20060203-0014032, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.