Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00 .

Affiant

Subscribed and sworn to before me this 15th day of December, 2006.

Notary Public
My Commission Expires ~~01/26/08~~ 3-20-2010

Davidson County DEEDWARR
Recvd: 12/22/06 10:29 2 pgs
Fees:13.00 Taxes:665.63
20061222-0157968

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

06-0613

Address of New Owner:	Send Tax Bills to:	Tax Information:
Don E. Hayes	Franklin American Mortgage	102-04-0A
404 Mercomatic Drive	501 Corporate Centre Dr. #400	101.00
Nashville, TN 37210	Franklin, TN 37067	

WARRANTY DEED

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 acknowledged, **Robert D. French d/b/a R. D. French Co**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Don E. Hayes**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Hillwood Place Townhomes as Exhibit to Master Deed, of record in Instrument 20040130-0011736, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Robert D. French d/b/a R. D. French Co. by deed from T.C. Summers, Inc., dated March 18, 2004, recorded in Instrument 20040329-0034744, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

Barbara French joins in for the sole purpose of conveying her marital rights if any.

This is improved property located at **404 Mercomatic Drive, Nashville, TN 37210.**

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 is 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 our hands this 15th day of December, 2006.

12/15/06

Robert D. French d/b/a R. D. French Co

Barbara French

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Robert D. French d/b/a R. D. French Co**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of December, 2006.

LEE E. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 01/26/08

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Barbara French**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of December, 2006.

LEE E. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 01/26/08