WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean M. Williams	Franklin American Mortgage Co.	Map 132-11
(NAME) 711 Prescott Court	(NAME) 501 Corporate Center, Ste 400	Parcel 83
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **ERIC H. GUNTHER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEAN M. WILLIAMS, UNMARRIED AND JILL A. JOHNSON, UNMARRIED, AND BEN B. WILLIAMS AND WIFE, LOLA M. WILLIAMS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

LAND in Davidson County, Tennessee, being Lot No. 100 on the Plan of Southmeade, Section III, of record in Book 2900, Page 92 and as revised in Book 2900, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to the State of Tennessee, of record in Book 10488, Page 73, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the West existing controlled access right-of-way line of Interstate Route 65, said point being on the common property line between Nina Elizabeth Yenner and Barbara J. Yenner and the grantors herein and located 150.02 feet left of Interstate Route 65 survey centerline station 207+70.81; thence, with said common property line North 59° 22' 12' West a distance of 17 feet, more or less, to a point located 163.49 feet left of survey centerline station 207+76.39, said point being on the West proposed controlled access right-of-way line; thence, with said proposed controlled access right-of-way line North 06° 27' 59" West a distance of 166.45 feet to a point located 204.59 feet left of survey centerline station 209+40.32; thence, continuing with said proposed controlled access right-of-way line North 31° 15' 15" East a distance of 69.08 feet to a point located 176.39 feet left of survey centerline station 210+04.67; thence, with said continuing with said proposed controlled access right-of-way line North 20° 07' 25' East a distance of 115.00 feet to a point located 149.54 feet left of survey centerline station 211+18.43, said point being on the West existing controlled access right-of-way line of Interstate Route 65; thence, with said existing controlled access right-of-way southwesterly a distance of 377.69 feet to the point of beginning, and containing 0.222 acres, more or less.

Being the same property conveyed to Eric H. Gunther, unmarried, by deed dated June 21, 2002 from Paul E. Cook, unmarried, of record in Instrument #20020625-0076193, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes (b) all matters appearing on the plan of record in Book 2900, page 92, as revised in Book 2900, page 124, said Register's Office; and (c) easements of record in Book 6247, page 110, Book 6297, page 69 and Book 10569, page 756, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/06/07 12:21 2 pgs
Fees:13.00 Taxes:851.00
20070206-0015454

unimproved ☐

This is improved ☒ property, known as 711 Prescott Court, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of February, 2007.

Eric H. Gunther

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 Eric H. Gunther, the bargainor, 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 and official seal at Nashville, Tennessee this 2nd day of February, 2007.

Commission expires: 11/24/07

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public