PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(_gj__) Title No: 48449
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/01/07 11:30 2 pgs
Fees:13.00 Taxes:1032.30
20070301-0025362

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Holly E. Brady 819 South Douglas Avenue Nashville, Tennessee 37204	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 105140A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert C. Durham , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Holly E. Brady** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 819 on the Plan of Waverly Place II Townhomes of record in Document No. 20040909-0109214 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Robert C. Durham by deed from Craighead Patten Properties II, a Tennessee general partnership of record in Document No. 20050602-0062121 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan of record shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in Document No. 20040909-0109214 said Register's Office, shows an owner's certificate, minimum setback lines and easements to which Plan reference is hereby made for a more complete description thereof; Agreement for Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Document No. 20040910-0109386 and Document No. 20040910-0109387 said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20040909-0109214 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 819 South Douglas Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of February, 2007.

Robert C. Durham

State of TENNESSEE
County of DAVIDSON

On this 21st day of February, 2007 , before me the undersigned authority, personally appeared Robert C. Durham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Sworn and subscribed before me this the 21st day of February, 2007

My Commission Expires: 2/24/09

Notary Public

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.