Record and Return to:
Prepared By:
~~Chapman and Rosenthal Title, Inc.~~
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

P-07-164

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me this 20th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
*E. * Richard Morris	Franklin American Mortgage	
164 Holt Hills Road	(NAME) 501 Corporate Centre Dr. Suite 400	175-15-0A-051.00 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE A. DYER AND WIFE BARBARA P. DYER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD MORRIS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *E. *

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George A. Dyer, Sr., and wife, Barbara P. Dyer, by Warranty Deed from Claridge Builders Co., LLC., of record in Book 10001, Page 184, Register's Office for Davidson County, Tennessee, dated March 25, 1996, and recorded April 2, 1996

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

unimproved ( )
This is improved (X) property, known as 164 Holt Hills Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 07/25/07 09:53 2 pgs
Fees:13.00 Taxes:925.00
20070725-0088078

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/our hand(s) this 20th day of July, 2007.

George A. Dyer, Sr.

Barbara P. Dyer

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~Davidson~~ Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Dyer and Barbara Dyer the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~20th~~ 18 day of July, 2007.

Notary Public

My Commission Expires: 4-2-08

(SEAL)

KELLY WILKINS
MY COMMISSION # DD 301672
EXPIRES: April 21, 2008
Bonded Thru Notary Public Underwriters

~~RETURN TO:~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800