Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/08/07 09:20 2 pgs
Fees:13.00 Taxes:1844.45
20070808-0094686

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $498,500.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2007

Notary Public
My commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-0707-45649

Address of New Owner:	Send Tax Bills to:	Tax Information
Sour Grapes Revocable Trust	Franklin American Mortgage	118-06-0-097
913 Battlefield Drive	501 Corporate Centre Dr. #400	
Nashville TN 37204	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clara Jacqueline Peters, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jenna Von Oy, Trustee of the Sour Grapes Revocable Trust, hereinafter called the Grantees, their successors 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 the westerly 75 feet of Lot No. 5, on the Plan of Block "H", Battlefield Estates, Section 2, of record in Book 843, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 5 fronts 75 feet on the southerly side of Battlefield Drive, and runs back 247.06 feet on the westerly line, and 250.72 feet more or less on the easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Clara Jacqueline Peters and Benjamin J. Peters by deed from Robert E. Creecy and Russell H. Bowlin, dated December 3, 2004, recorded December 8, 2004, of record in Instrument No. 20041208-0146162, Register's Office for Davidson County, Tennessee. The said Benjamin J. Peters died on May 25th, 2005, leaving Clara Jacqueline Peters as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 913 Battlefield Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of August, 2007.

Clara Jacqueline Peters

Clara Jacqueline Peters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clara Jacqueline Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of August, 2007.

State of Tennessee at Large

My Commission expires:
1/23/10

J. ANDREW [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON