WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Austell Jr.	Franklin American Mortgage Co.	105-03-0 252.00
(NAME) 1040 Watkins Creek Dr. ~~1211 2nd Avenue South~~	(NAME) 501 Corporate Centre Dr. Ste.400	
(ADDRESS) Franklin, TN 37067 ~~Nashville, TN 37210~~	(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, WE, Bethany Rose Haynie, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Austell Jr. unmarried., 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1211 2nd Avenue South, Nashville, TN 37210
(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 our hands this 3rd day of August, 2007.

Bethany Rose Haynie

Bethany Rose Haynie

Davidson County DEEDWARR
Recvd: 08/15/07 09:56 3 pgs
Fees:18.00 Taxes:388.50

20070815-0097465

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 Bethany Rose Haynie the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2007.

Commission expires: 04/24/09

Dana Delworth Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Being Part of Lot No. 22 on the Plan of John Nelson's Addition, of record in Plan Book 2, Page 182, Chancery Court of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Second Avenue South, formerly Market Street as the southeast corner of the property conveyed to Bransford Realty Company by deed from Jerry P. Mahoney, of record in Book 1081, Page 351, Register's Office for Davidson County, Tennessee; thence southerly 40 feet to the Southeast corner of the property conveyed to Burk T. Moore by deed from G. W. Comer as of record in Book 1169, Page 194, said Register's Office; thence with Moore's North line, Westerly 130 feet, more or less to the easterly margin of an alley; thence with said alley, northerly 40 feet to the southewest corner of the Bransford Realty Company Property; thence along the southerly line, Easterly 130 feet, more or less, to the beginning.

BEING all of the same property conveyed to Bethany Rose Haynie by Warranty Deed dated 4/10/2007 from Steve M. Weiler of record in Instrument Number 20070412-0043627, Register's Office for Davidson County, Tennessee.