PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48856
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/20/07 15:44 2 pgs
Fees:13.00 Taxes:1461.50
20070820-0099681

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allan Rinde Toni Wine 6628 Jocelyn Hollow Road Nashville, Tennessee 37205	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 12901000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sheri Fitzsimmons , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allan Rinde and spouse, Toni Wine** 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 Lot No. 966 on the Plan of West Meade Farms, Inc. Section XVI of record in Book 2663, page 56 Register's Office for said County.

Being the same property conveyed to Francois R. Gijzels and spouse, Sheri Gijzels by deed from Robert Rounds and spouse, Edith Cody Rounds of record in Book 9410, page 963, said Register's Office. By Quitclaim Deed dated and executed in January 25, 2005 and recorded on March 2, 2005 in the Register's Office for Davidson County, Tennessee, Francois R. Gijzels conveyed his interest to Sheri Gijzels. The said Sheri Gijzels is now known as Sheri Fitzsimmons.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 56, said Register's Office, which Plan shows a 75 foot minimum building setback line from Jocelyn Hollow Road, which has been amended to 70 feet by instrument of record in Book 2963, page 81, said Register's Office and a 10 foot easement for public utility purposes along the northwesterly rear and northerly side lines of said lot. And a 2.5 x 20 foot utility anchor easement located on the southerly front corner of said lot.

This is improved property, known as: 6628 Jocelyn Hollow Road, Nashville, Tennessee 37205

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 15th day of August, 2007.

Sheri Fitzsimmons

State of TENNESSEE
County of DAVIDSON

On this 15th day of August, 2007 , before me the undersigned authority, personally appeared Sheri Fitzsimmons , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

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 $395,000.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2007

My Commission Expires: 3/20/2010

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.