THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26926-08-2007** **Record & Return To:** **Premier Escrow LLC** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215**	The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Alison S. Russell Affiant Subscribed and sworn to before me this 29th day of August, 2007. Notary Public My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 08/30/07 10:00 2 pgs
Fees:13.00 Taxes:2127.50

20070830-0104207

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215 **BOX 10-A**

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David H. Green, Joan E. Green 706 Greeley Drive Nashville, TN 37205	Franklin American Mortgage 501 Corporate Center Ste 400 Franklin, TN 37067	Map and Parcel No.: 115040049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Henry J. Delicata and wife, Denise S. Delicata**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David H. Green and wife, Joan E. Green** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 706 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of August, 2007.

Henry J. Delicata

Denise S. Delicata

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Henry J. Delicata and Denise S. Delicata**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2007.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Hillwood Estates Section 10 as of record in Plat Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Henry J. Delicata and wife, Denise S. Delicata by deed dated April 16, 1998 from John L. Dreher, unmarried of record in Book 10892, page 315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6479, page 220, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.