Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $475,000.00

Affiant

Subscribed and sworn to before me
This 25 day of Sept, 2007

Notary exp: 1-26-08

Address of new owners:	Send tax bills to:	Map & Parcel:
Edwin & Nancy Barnicott	Franklin American Mortgage	143-06-0A-013 CO
337 Harpeth Ridge Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37221	Franklin, TN 37067	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David Michelson and wife, Anita Michelson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edwin F. Barnicott and wife, Nancy L. Barnicott** 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Harpeth Trace Estates, Phase One of record in Book 5200, Page 125, Register's Office for Davidson County, to which reference is here by made for a more complete and accurate legal description.

Being the same property conveyed to David Michelson and wife, Anita Michelson by Quit Claim Deed from David Michelson of record in Instrument No. 20041001-0118486, dated July 14, 2004 in the Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **337 Harpeth Ridge Drive Nashville, TN 37221**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 09/28/07 10:02 2 pgs
Fees:13.00 Taxes:1757.50
20070928-0115663

Witness our hands this 25 day of September, 2007.

David Michelson

Anita Michelson

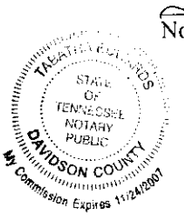
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Michelson and Anita Michelson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 25 day of September, 2007

Notary Public

Commission expires: 11/24/07



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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds