THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
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Davidson County DEEDWARR
Recvd: 12/26/07 12:29 2 pgs
Fees:13.00 Taxes:1535.50
20071226-0147142

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of December, 2007.

Notary Public

My Commission Expires:
1-20-2009

Lauren M Rickels
STATE OF TN NOTARY PUBLIC
Williamson County

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Nick A. Holscher, et al 858 Rodney Drive Nashville, TN 37205	Franklin American Mortgage 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	Map 115-5 Parcel 28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert R. Titley, unmarried** (herein referred to as "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey unto **Nick A. Holscher, unmarried** and **Kristen A. Bradley, unmarried** as joint tenants with right of survivorship (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 67, on the Revised Plan of West Meade Hills, Section 3, as of record in Plat Book 3300, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Robert R. Titley, an unmarried person by deed from William C. Holloway and wife, Melissa D. Holloway of record in Instrument No. 20060725-0089352, Register's Office for Davidson County, Tennessee.

This is improved property known as 858 Rodney Drive, Nashville, Tennessee 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for the years 2008 and thereafter, a lien, but not yet due and payable; and

2. Subject to all matters as shown on plat of record in Plat Book 3300, Page 8, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs, successors and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEES, GRANTEES' heirs and assigns, against the lawful claims of all persons whomever.

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 20th day of December, 2007.

Robert R. Titley

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 bargainor, **Robert R. Titley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of December, 2007.

Notary Public

My Commission Expires: 7/5/2011

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY