STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2008.

Notary Public
MY COMMISSION EXPIRES: 1-22-2010
File No. W8-5136D

TAMMY BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/20/08 10:18 2 pgs
Fees:13.00 Taxes:473.60
20080320-0028176

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen M. Dowd and Gracie L. Dowd (NAME)	Franklin American Mortgage Company (NAME)	148-14-54
201 Creekside Court (STREET ADDRESS	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jody Derrick, Adminstrator for the Estate of Barbara Ellen Derrick and Tim Derrick, Adminstrator for the Estate of Barbara Ellen Derrick,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen M. Dowd and Gracie L. Dowd, husband and wife,** 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. 69 on the plan of BLANCHARD HEIGHTS, as shown by plat of record in Plat Book 2663, Page 62 and 63, in the Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the south margin of Creekside Court at the corner of Lot Nos. 68 and 69; thence with the line between said lots, southeasterly 130 feet to a corner of Lot No. 70, thence with the line between Lot Nos. 69 and 70, northeasterly 129.8 feet to the westerly margin of Creekside Court; thence with the margin of same, northerly 110.87 feet to the beginning of a curve, thence around said curve, northwesterly 38.39 feet to the south margin of Creekside Court; thence with the margin of the same, westerly around a slight curve, 145 feet to the point of beginning.

BEING the same property conveyed to Thomas Joseph Derrick and Barbara Ellen Derrick, husband and wife from Larry Stewart, Trustee, by Quit Claim Deed dated March 20, 1981, in Book 5724, Page 330, in the Register's Office for Davidson County, Tennessee. Thomas Joseph Derrick having since died* vesting ownership to Barbara Ellen Derrick as surviving tenant. Barbara Ellen Derrick having since died on February 24, 2007 intestate. See Order Bringing Real Property Into Decedent's Probate Estate as filed in Docket No. 07P-1449 Circuit Court Davidson County, Tennessee authorizing Co-Administrators, Jody Derrick and Tim Derrick, to sell subject property and sign for the transfer of subject property.

*November 14, 1992

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

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. Whenever 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/our hand(s) this 11th day of March, 2008.

JODY DERRICK, ADMINSTRATOR FOR THE
ESTATE OF BARBARA ELLEN DERRICK

By: X _____ March 11, 2008
Jody Derrick Date

TIM DERRICK, ADMINSTRATOR FOR THE
ESTATE OF BARBARA ELLEN DERRICK

By: X _____ March 11, 2008
Tim Derrick Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tim Derrick and Jody Derrick, Co-Adminstrator for the Estate of Barbara Ellen Derrick, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2008.

My Commission Expires: 3/20/10 _____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066