Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***226,750.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Jonathan R. Lund
3803 Nebraska Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 104-01-0
PARCEL 293.00

Davidson County DEEDWARR
Recvd: 04/03/08 14:44 2 pgs
Fees:13.00 Taxes:838.98
20080403-0033955

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Six Thousand Seven Hundred Fifty and 00/100 Dollars ($***226,750.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Suszanne S. Williams and Robert C. Sisemore (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jonathan R. Lund and Nicholas J. Wyatt, both unmarried, as tenants in common, (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:

BEING the westerly parts of Lot Nos. 104, 105 and 106 on the Plan of West Grove as of record in Book 421, page 109, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Nebraska, formerly Grand, Avenue at the northwest corner of the property conveyed to C. B. Parker, Sr. and wife, by deed from W. E. Buist and wife, of record in Book 2029, page 431, said Register's Office; thence with Parker's westerly line southwardly 140.0 feet, more or less, to the line between Lot Nos. 106 and 107; thence with the line between said two lots, westwardly 85.0 feet to the easterly margin of an alley; thence with same northwardly 155.5 feet to the southerly margin of said Nebraska Avenue; thence with same eastwardly 85.0 feet, more or less, to the beginning.

BEING the same property conveyed to Christine O. Sisemore and Houston A. Gregory by deed dated July 12, 1961, from Ethel Buist, a widow, of record in Book 3252, page 489, Register's Office for Davidson County, Tennessee; Christine O. Sisemore Gregory (formerly known as Christine O. Sisemore) and Houston A. Gregory having since conveyed their interest in subject property to Mary Ensey, Trustee, and in the same instrument the said Mary Ensey, Trustee, conveyed her interest in subject property to Houston A. Gregory for life with a remainder in fee to Christine O. Sisemore Gregory; the said Houston A. Gregory having since died October 11, 2006, and the said Christine O. Sisemore Gregory also having since died on December 10, 1971, and by her Last Will and Testament of record as File No. 56688 in the Probate Court Clerk's Office for

Davidson County, Tennessee, devised subject property to her two children, Suszanne S. Williams and Robert C. Sisemore.

This is improved property known as 3803 Nebraska Avenue, Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of West Grove of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March, 2008.

Suszanne S. Williams

Robert C. Sisemore

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 Suszanne S. Williams and Robert C. Sisemore, the bargainors, 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 and official seal this 31st day of March, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY