Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,500.00

Affiant

Subscribed and sworn to before me, this 4th day of April 2008.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/08/08 09:05 3 pgs
Fees:18.00 Taxes:830.65
20080408-0035320

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Bradley Meyers	Franklin American Mortgage Company	147050201
4926 Danby Dr.	501 Corporate Centre Dr., Suite 400	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William Tarpy, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to John Bradley Meyers, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 61 on the Plan of Caldwell County Estates Section One of record in Book 2663 Pages 68 and 69 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Tarpy by deed dated 12/27/05 from Monica D. Edwards Conservator for Belinda N. Linegarger of record in Instrument No. 20060103-0000560 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Caldwell Country Estates Section One of record in Book 2663 Pages 68 and 69, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 2802, page 369, Register's Office for Davidson County, Tennessee

This property is improved property known as 4926 Danby Dr., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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 4 day of April, 2008.

William Tarpy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Tarpy , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of April, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1798

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

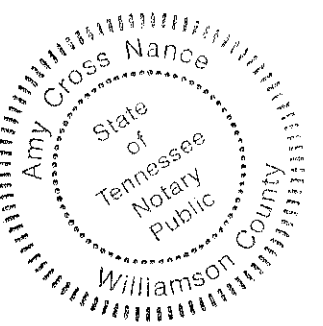
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature



MY COMMISSON EXPIRES: 3/29/11.