BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Luther Gary Waller, Jr.
1126 Oman Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Countrywide Bank FSB
1800 Mallory Lane, Suite A4
Brentwood, TN 37027

MORTGAGEE:
Countrywide Bank, FSB
801 Crescent Centre Drive, Suite 510
Franklin, TN 37067

MAP 159
GROUP
PARCEL

Davidson County DEEDWARR
Recvd: 04/30/08 09:52 2 pgs
Fees:13.00 Taxes:2146.00
20080430-0043875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eleanor S. Franey, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Luther Gary Waller, Jr. and wife, Tracey B. Waller**, 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. 1 on the Plan of Franeys Two Lot Subdivision, of record in Plat Book Inst No. 20070815-0097733, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor S. Franey, by Quitclaim Deed from H. Bart Franey of record in Book 10691, page 916, Register's Office for Davidson County, Tennessee; previously being having been conveyed to H. Bart Franey and wife, Eleanor S. Franey by deed from Suzanne Johnson Dortch, a single person, by deed of record in Book 10142, page 177, said Register's Office

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1126 Oman Drive, Brentwood, Tennessee 37027.**

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, GRANTOR does covenants with the said GRANTEES that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

***H. Bart Franey, spouse of Eleanor S. Franey, hereby joins in this conveyance transferring all his right, title and interest in said property, marital or otherwise.**

WITNESS our hands this the **29th** day of **April, 2008.**

Eleanor S. Franey

H. Bart Franey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Eleanor S. Franey and H. Bart Franey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2008.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $580,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day
of April, 2008.

NOTARY PUBLIC

My Commission Expires:

