WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2008.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin Simpson	Franklin American Mortgage	Parcel ID:
1105 Rannoch Place	501 Corporate Centre Dr. #400	161010B09900CO
Nashville, TN 37220	Franklin, TN 37067	

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 hereby acknowledged, we

Benjamin L. Troupe, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Justin Simpson and wife, Katherine Simpson

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 Lot No. 23, on the Plan of Phase Three, Section One, Aberdeen Woods, of record in Instrument 200005230051434, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Benjamin L. Troupe by deed from Choyer Lumpp, an unmarried man, and James Willard, an unmarried man, of record in Instrument 20040803-0092510, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843; Book 6764, Page 358; Instrument 200002030011436; Instrument 20000816-0081296; Book 6458, Page 94; Book 6598, Page 52; Book 6706, Page 1; Book 7715, Page 143; Book 8430, Page 307; Book 10790, Page 219; Instrument 20030221-0023491; Instrument 20030221-0023492; and Instrument 20030730-0108227, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200005230051434; and (3) Sewer Easement of record in Book 10611, Page 153 and Book 7086, Page 401 and Easement for Ingress and Egress of record in Book 2883, Page 146 and Book 203, Page 615, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/16/08 16:11 3 pgs
Fees:18.00 Taxes:1139.60
20080516-0050763

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1105 Rannoch Place, Nashville, TN 37220

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. 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 16th day of May, 2008.

Benjamin L. Troupe

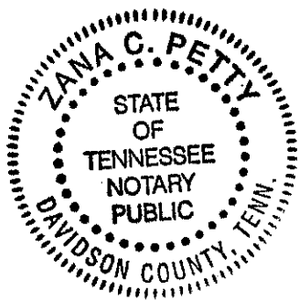
STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2008.

My Commission Expires: 11-22-10

Notary Public



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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

