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 $***409,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 06/16/08 12:16 2 pgs
Fees:13.00 Taxes:1513.30
20080616-0061703

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 11th day of June 2008.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Jacob V. Wilson 4201 Colorado Avenue Nashville, Tennessee 37209	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 103-04-0 PARCEL 262.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Nine Thousand and 00/100 Dollars ($***409,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Jerome-Francis S. Gristina and wife, Rebecca J. Gristina, (hereinafter called the "GRANTORS") have bargained and sold, and by these presents do transfer and convey unto Jacob V. Wilson and Katherine R. Terpstra, (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:

Tract 1

BEING the easterly 77.0 feet of Lot No. 27 on the Map of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 27 fronts 77.0 feet on the southerly side of Colorado Avenue and runs back between parallel lines with the westerly of 42nd Avenue North, 164.4 feet to an alley.

Tract 2

BEING the westerly 33.0 feet of Lot No. 27 on the Map of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 27 fronts 33.0 feet on the southerly side of Colorado Avenue and runs back between parallel lines 164.4 feet to an alley.

Tracts 1 and 2 being the same property conveyed to Jerome-Francis S. Gristina and Rebecca J. Gristina by deed dated March 8, 2004, from Carol A. Elliott of record as Instrument No. 20040310-0027266, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4201 Colorado 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, and 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 the Grantees herein.

2. Matters, if any, shown on the Map of West End Annex of record in Book 332, Page 61, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of June 2008.

Jerome-Francis S. Gristina

Rebecca J. Gristina

BY: _____
Rebecca J. Gristina, Attorney in Fact

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 Rebecca J. Gristina, the bargainor, 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 11th day of June 2008.

_____
Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca J. Gristina, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerome-Francis S. Gristina, and acknowledged that she executed the same as the free act and deed of the said Jerome-Francis S. Gristina.

WITNESS my hand and seal this 11th day of June, 2008.

_____
Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY