

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$209,900.00
| Kathleen M. Byrd
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 19th DAY OF August, 2008.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen M. Byrd 601 Old Hickory Blvd. #39 Brentwood, TN 37027	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 171.03 Group B Parcel 233

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,

Robert B. White and wife, Aileen H. White the heirs of Allison L. White

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kathleen M. Byrd, unmarried

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. 39, Phase Two, Section Six, on the Plan of Townhomes of Fredericksburg, as of record in Plat Book 9700, Pages 953 and 954, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allison L. White, unmarried by deed from Josephine G. Sevier, unmarried dated August 5, 2005 of record in Instrument Number 20050808-0093025, Register's Office for Davidson County, Tennessee. Allison L. White died intestate on January 28, 2008. Title to the herein property passed to Robert B. White and wife, Aileen H. White upon her death as the heirs at law of Allison L. White. inst # 20080826 0087673

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 953 and 954, Register's Office for Davidson County, Tennessee.
2) Property is subject to Townhomes of Fredericksburg, Phase Two, Section Six, a Planned Unit Development, Charter of record in Book 11550, Page 529, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 11550, Page 554, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 11550, Page 531, amend in Book 11682, Page 75, said Register's Office.
3) Property is subject to easement for common areas & facilities to Fredericksburg Townhome Association in Book 11753, Page 208, said Register's Office.
4) Property is subject to easement for cable television to Intermedia Partners in Instrument Number 20000516-0049387, said Register's Office.
5) 2008 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **601 Old Hickory Blvd. #39, Brentwood, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 19th day of August, 2008.

Robert B. White

Aileen H. White

Davidson County DEEDWARR
Recvd: 08/26/08 13:37 2 pgs
Fees:13.00 Taxes:776.63

20080826-0087674

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert B. White and wife, Aileen H. White, with whom I am personally acquainted, (or who 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, at office, this 19th day of August, 2008.

Susan Faenley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076