BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#21535-2

The actual consideration or value, whichever is greater, for this transfer is **$100,950.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2008.

Notary Public

My commission expires: 10/17/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/03/08 08:48 2 pgs
Fees:13.00 Taxes:373.52
20080903-0089965

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
HEATHER STICHT	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**Map 147-16-0-A Parcel 010.00co**
110 McMurray Circle	**501 Corporate Centre Drive, Suite 400**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

GABRIEL C. KELLEY, an unmarried person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HEATHER STICHT, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 10 on the Site Plan of McMurray Court, a Planned Unit Development, as of record in Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, if any, appurtenant to said Unit, to which said plan reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to Gabriel C. Kelley, an unmarried person, by Warranty Deed dated February 28, 2007, from Lisa L. Aiken, unmarried, of record in Instrument No. 20070302-0025947, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6446, Page 539, and amended in Book 6481, Page 849, in Book 7325, Page 261, in Book 7338, Page 23, in Book 8631, Page 850, in Instrument No. 20071001-0116682, and in Instrument No. 20071001-0116683, and Appointment of Successor Trustee in Book 11013, Page 61, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **110 McMurray Circle, Nashville, TN 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 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/our hand(s) this **29th** day of **August, 2008.**

GABRIEL C. KELLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **GABRIEL C. KELLEY,** the within named seller, 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 Nashville, Tennessee, this **29th** day of **August, 2008.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.