10

# WARRANTY DEED

ANN M. LEDET NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$304,000.00**

Affiant

Subscribed and sworn to before me, this 12th day of September, 2008

Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/16/08 13:38 2 pgs
Fees:13.00 Taxes:1124.80

20080916-0094715

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael J. Tidwell | Franklin American Mortgage Co. | 171-03-O-B |
| (NAME) | (NAME) | (MAP) |
| 641 Old Hickory Blvd. #206 | 501 Corporate Centre Drive, Ste. 400 | 078.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Brentwood, TN 37027 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Karen H. Byrne, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael J. Tidwell, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 30 of Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Two, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 364, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683, Book 10393, page 11, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, Book 10224, page 683, Book 10393, page 11, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, and By-Laws recorded in Book 10126, page 486 and Book 10275, page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert B. Byrne and wife, Karen H. Byrne, by deed from Jeffrey G. Griffin, unmarried, of record in Instrument No. 20031120-0169642, and further conveyed to Karen H. Byrne, by Quitclaim Deed from Robert B. Byrne, of record in Instrument No. 20040219-0019053, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 641 Old Hickory Blvd. #206, 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 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/our hand(s) this 12th day of September, 2008.

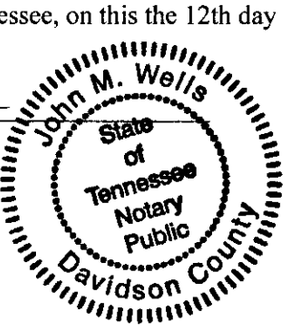
Karen H. Byrne

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen H. Byrne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of September, 2008.

Notary Public




My Commission Expires: 7/5/2011