WARRANTY DEED

RETURN TO:
PREMILR ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

B-BS-08-3919

~~BOX 10-A~~

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Alison L. Russell
Affiant

Subscribed and sworn to before me, this ~~17th~~ 22nd DAY OF October, 2008.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Watts	Franklin American Mortgage Company	
3919 Vailwood Drive	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	117-13-32.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN A. GORMAN AND WIFE, ROSE M. GORMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT S. WATTS AND WIFE ANGELA M. WATTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 18, WALLACE SUBDIVISION, PART THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 82, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEVEN A. GORMAN AND WIFE, ROSE M. GORMAN BY WARRANTY DEED FROM NASHVILLE PROPERTY MANAGERS, LLP, RECORDED ON THE 28TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060728-0091509, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS INCLUDING THOSE LISTED IN PLAT BOOK 1130, PAGE 82; RESTRICTIVE COVENANTS IN BOOK 1714, PAGE 575 AND EASEMENT IN BOOK 1037, PAGE 572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3919 Vailwood Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 10/23/08 09:11 2 pgs
Fees:13.00 Taxes:4440.00
20081023-0106023

Witness my/our hand(s) this 17th day of October, 2008.

Steven A. Gorman

Rose M. Gorman

STATE OF MA
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven A. Gorman, the within named bargainor, 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, this the 17th day of October, 2008.

Notary Public

My Commission Expires:

"Notary Public"
Evan Sean Tesiny
Commonwealth of Massachusetts
My Commission Expires on Mar. 19, 2015

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 17th day of October, 2008.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2008

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903