THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28097-10-2008** **Record & Return To:** **Commonwealth Title** **333 Gallatin Road South** **Madison, TN 37115**	The actual consideration or value, whichever is greater, for this transfer is: $490,000.00 Affiant Subscribed and sworn to before me this 21st day of October, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ana M. Bircher 410 Lynnwood Blvd. Nashville, TN 37205	Franklin American Mortgage Company 501 Corporate Centre Dr.,#400 Franklin, TN 37067	Map and Parcel No.: 116110100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard Ray White, Jr., Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ana M. Bircher, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not the principal residence of the Grantor or his spouse.

This is improved property located at 410 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of October, 2008.

Howard Ray White, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Howard Ray White, Jr.**, 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, at office, this 21st day of October, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 10/24/08 14:09 2 pgs
Fees:13.00 Taxes:1813.00

20081024-0106669

EXHIBIT "A"

Land in Davidson County, Tennessee being the South 100 feet of Lot No. 98 on the Map of the Re-Subdivision of part of Royal Oaks Subdivision, of record in Book 974, page 4, Register's Office for said County.

Said part of said Lot No. 98 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to Howard Ray White, Jr. by Quitclaim Deed dated September 26, 2007 from George H. Cate, Jr. as Administrator of the Estate of John Walter White, and James A. Crossman, as Trustee of the John Walter White Revocable Trust of record in Instrument No. 20070928-0115820, Register's Office for Davidson County,Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 974, page 4, Register's Office for Davidson County, Tennessee.
3. Easement for water main of record in Book 613, page 404 and in Book 924, page 24, Register's Office for Davidson County, Tennessee.