THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28113-10-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $143,000.00 12.12.08 Affiant Subscribed and sworn to before me this 12th day of December, 2008. Notary Public My Commission Expires:

My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Ronald H. Anderson 412 Terry Place Hermitage, TN 37076	**Send Tax Bills To:** Franklin American Mortgage Corp. 501 Corporate Centre #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 075100037.00

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, **S & S Homes, LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald H. Anderson, 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.

* a Tennessee Limited Liability Company

This is improved property located at 412 Terry Place, Hermitage, TN 37076

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 12th day of December, 2008.

S & S Homes, LLC

BY: Herman A Moore, Jr., Member
Herman A. Moore, Jr., Member

Davidson County DEEDWARR
Recvd: 12/18/08 14:32 2 pgs
Fees:13.00 Taxes:529.10
20081218-0121239

STATE OF TENNESSEE; COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Herman A. Moore, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of S & S Homes, LLC, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of S & S Homes, LLC, by himself as Member.

Witness my hand and official seal at Nashville, Tennessee, 12th day of December, 2008.

Notary Public

My commission expires:

My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Hermitage Estates, as of record in Plat Book 3300, pages 70 & 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to S & S Homes, LLC, by deed dated March 30, 2007, from Schelia Jenkins, Personal Representative of the Estate of Frances G. Thomas, deceased, of record in Instrument No. 20070410-0042839, 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 3300, page 70 and 71, Register's Office for Davidson County, Tennessee.