| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF JANUARY, 2009<br>Notary Public<br>MY COMMISSION EXPIRES: 10/17/09<br>(AFFIX SEAL) |
|---|---|

Davidson County DEEDWARR
Recvd: 02/02/09 13:53 2 pgs
Fees:13.00 Taxes:580.90
20090202-0008727

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine J. Griffith | Access National Mortgage | Map 91-09, Parcel 129.00 |
| (NAME)<br>560 Stevenson Street | (NAME)<br>1800 Robert Fulton Dr., Ste 350 | |
| (ADDRESS)<br>Nashville, TN 37209 | (ADDRESS)<br>Reston, Virginia 20191 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert J. Thomas, **, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Katherine J. Griffith, a single woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
**This not now nor has it ever been the principal residence of Robert J. Thomas

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the re-subdivision of the southerly ninety (90) feet of Lot Nos. 46 and 47 on the Plat of T.M. Nall's Subdivision of Lot Nos. 18, 19 and 20, B.F. Cockrill Land, as of record in Instrument Number 200901220005717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complet legal description.

Being part of the same property conveyed to Robert J. Thomas, by Deed from Wilson Enterprises, Inc., of record in Instrument Number 200803240028475, dated March 30, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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, has 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 pluarl, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved X property, known as 560 Stevenson Street, Nashville, TN 37209 ~~unimproved~~

Witness our hands this 28th day of January, 2009.

Robert J. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Robert J. Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2009.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My commission expires: _____