STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2009.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G9-7040D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

Davidson County DEEDWARR
Recvd: 02/20/09 09:40 2 pgs
Fees:13.00 Taxes:366.30
20090220-0014828

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Pexa, a married man (NAME)	Franklin American Mortgage Company (NAME)	61-16-205
1320 McAlpine Avenue (STREET ADDRESS	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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 HEREBYACKNOWLEDGED, WE, **Charles R. Bobbitt, Sr., Executor of the Estate of Earl Horace Bobbitt,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Pexa and wife, Melissa Pexa,** 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of KENNEDY AND GRAVES Subdivision, Blocks C and Monte Vista, as of record in Book 421, Page 143, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 50 fronts one-hundred-thirteen (113.1)feet on the south side of Alpine Avenue, and runs back between parallel lines 388 ½ feet to a dead line.
This conveyance is all of Lot No. 50 except the 50 feet on the easterly side of same having formerly been sold and conveyed.
BEING the same property conveyed to Horace Bobbitt from Charles R. Bobbitt and Fredonia Bobbitt, by Deed of dated August 22, 1955, in Book 87, Page 8.00, in the Register's Office for Davidson County, Tennessee.
Horace Bobbitt and Earl Horace Bobbit is one and the same person.
The said Horace Bobbitt having since died testate on August 2, 2008 and pursuant to the Order filed as Dockett #08P1574 in the Probate Court for Davidson County, Tennessee appointing Charles R. Bobbitt, Sr. to serve as Executor and liquidate said property.

Charles R. Bobbitt, Sr. joins in this conveyance for the purpose of conveying any interest he may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1320 McAlpine Avenue, Nashville, TN 37216.

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. Whenever 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 10th day of February, 2009.

ESTATE OF EARL HORACE BOBBITT

By: X Charles R. Bobbitt Sr EXEC — February 10, 2009
Charles R. Bobbitt, Sr., Executor — Date

X Charles R. Bobbitt Sr — February 10, 2009
Charles R. Bobbitt, Sr. — Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 10th day of February, 2009.

My Commission Expires: 3/20/10 — Notary Public

MICHAEL T. MOYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles R. Bobbitt, Sr., Executor for Estate of Earl Horace Bobbitt, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of February, 2009.

My Commission Expires: 3/20/10 — Notary Public

MICHAEL T. MOYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066