WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF , Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brett Sandberg	Franklin American Mortgage Company	Parcel ID:
3880 Priest Lake Drive; #52	501 Corporate Centre Drive, Suite 400	136030B00700CO
Nashville, TN 37217	Franklin, TN 37067	

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, we

Joyce A. Breazeale, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Brett Sandberg, unmarried, and Troy Stepp, unmarried, as tenants in common with right of * survivorship
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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 52, Building No. 22, and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Joyce A. Breazeale, unmarried, by deed from Marilyn Kay Falcone, unmarried, of record in Book 10945, Page 13, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Instrument 200110250116633, Instrument 20060228-0022872, Book 4651, Page 412, Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417, and Instrument 200508170097909 , said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Page 131, and in Book 4675, Page 145, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive; #52, Nashville, TN 37217

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. 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.

Witness my hand this 26th day of February, 2009.

Joyce A. Breazeale

Davidson County DEEDWARR
Recvd: 03/02/09 11:28 2 pgs
Fees:13.00 Taxes:283.79

20090302-0018065

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 Joyce A. Breazeale, 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 26th day of February 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.