WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/09 13:22 2 pgs
Fees:13.00 Taxes:2429.05
20090302-0018142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $656,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF FEBRUARY, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20/2010

DEBORAH N. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-02971 ADAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David Wayne Adams	Franklin American Mortgage	104-16 355.00
2206 Belmont Blvd.	501 Corporate Centre Drive	
Nashville, TN 37212	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY T. DOBYNS, AND WIFE, AMY DOBYNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID WAYNE ADAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2206 Belmont Blvd., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 27th day of February, 2009.

Jeffrey T. Dobyns

Amy Dobyns

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEFFREY T. DOBYNS AND AMY DOBYNS, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 27th day of February, 2009.

Notary Public Betty Hodges

My Commission Expires: 1/16/2011

BETTY HODGES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 125 AND THE SOUTHERLY PART OF LOT NO. 126 ON THE PLAN OF BELMONT LAND CO.'S PLAN SHOWING SUB OF 10 ACRES AND RE-SUB OF LOTS 1-6 AND 20-25 ASHWOOD AVENUE EAST A/K/A "BELMONT HEIGHTS" AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF BELMONT BOULEVARD AT A POINT 244 FEET NORTH OF THE NORTHERLY MARGIN OF LINDEN AVENUE, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SYDNEY RAY WHITE, ET UX, BY DEED OF RECORD IN BOOK 571, PAGE 309, SAID REGISTER'S OFFICE; THENCE WITH SAID WHITE'S NORTHERLY LINE, EASTWARDLY 186 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 55.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO E. H. GOODMAN'S SOUTHERLY LINE WESTWARDLY 186 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF BELMONT BOULEVARD SOUTHWARDLY 55.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY T. DOBYNS, UNMARRIED BY WARRANTY DEED FROM MICHAEL MEANS AND WIFE, MARGARET R. MEANS, RECORDED ON THE 28TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060428-0049153, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2009 TAXES.