WARRANTY DEED G-VRE-09-1308	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00 Affiant Subscribed and sworn to before me this 29th DAY OF April, 2009. Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOANN GLEAVES NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine King	Franklin American Mortgage Company	
1308 Ardee Avenue (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	06116028700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRADLEY WALLACE WHITFIELD, UNMARRIED AND JIM WHITFIELD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINE KING, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT 32, PLAN OF RESUBDIVISION OF SUNNYMEADE - UNIT NO. 1 - SUBDIVISION OF SUNNYMEADE - UNIT NO. 2, BLOCK D, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 56-57, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY WALLACE WHITFIELD, UNMARRIED, AND JIM WHITFIELD, MARRIED, BY CASH DEED FOR TENNESSEE FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED JANUARY 23, 2009 IN INSTRUMENT NO. 20090123-0005860, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 974, PAGES 56-57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1308 Ardee Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090028731 DEEDWARR
Recvd: 05/01/09 11:15 2 pgs
Fees:13.00 Taxes:473.60
20090501-0039735

Witness my/our hand(s) this 29th day of April, 2009.

Bradley Wallace Whitfield

Jim Whitfield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Wallace Whitfield and Jim Whitfield, the within named bargainor, 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 the 29th day of April, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903