BILL GARRETT, Davidson County
Trans:T20090031454 DEEDWARR
Recvd: 05/12/09 13:47 2 pgs
Fees:13.00 Taxes:1176.60
20090512-0043702

Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Richard C. Fowler	Franklin American Mortgage Co.	12-64 & 12-65
6404 Lickton Pike	501 Corporate Centre Dr. S-400	
Goodlettsville TN 37072	Franklin, TN 37067	

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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

Paul W. Franklin and wife, Clara C. Franklin

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

Richard C. Fowler, unmarried

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

Tract No. 1: (6404 Lickton Pike)
Land in Davidson County, Tennessee, being Lot Number 2, on the Plan of MARTIN SUBDIVISION, of record in Plat Book 5210, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract No. 2: (6410 Lickton Pike)
Land in Davidson County, Tennessee, being Lot Number 3 on the Plan of MARTIN SUBDIVISION, of record in Plat Book 510, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. Franklin and wife, Clara C. Franklin by Deed of record in Book 5448, Page 325 and Book 5448, Page 322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 6404 & 6410 Lickton Pike Goodlettsville TN 37072.

TO HAVE AND TO HOLD the said tract of 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 OUR HANDS THIS 8th DAY OF MAY 2009.

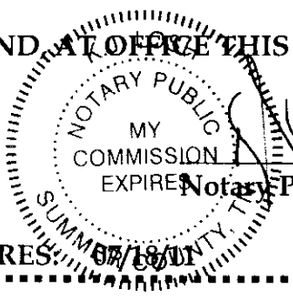
Paul W Franklin Clara C. Franklin

Paul W. Franklin Clara C. Franklin

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, PAUL W. FRANKLIN AND WIFE, CLARA C. FRANKLIN WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AT OFFICE THIS 8TH DAY OF MAY 2009.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

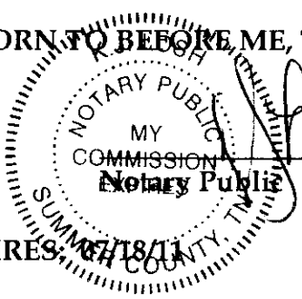
STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Clara C. Franklin

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY 2009.



Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11