WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

R-VRE-09-2909

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
Nicholas Drury	Franklin American Mtg. Co.	
2909 Primrose Circle (ADDRESS)	501 Corporate Centre Dr. (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	117-4-368.00

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, I/we 2909 PRIMROSE CIRCLE TRUST, CATHERINE MCFADYEN, AS TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS DRURY AND WIFE, PAMELA DRURY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9, BLOCK C, BELMONT TERRACE ANNEX 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 97, 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 2909 PRIMROSE CIRCLE TRUST, CATHERINE MCFADYEN, AS TRUSTEE BY DEED INTO LAND TRUST FROM SETH SPEARS, RECORDED ON THE 12TH DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090212-0012373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2909 Primrose Circle, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 21st day of May, 2009.

2909 Primrose Circle Trust
BY Catherine McFadyen, Trustee
Catherine McFadyen, Trustee

BILL GARRETT, Davidson County
Trans:T20090034668 DEEDWARR
Recvd: 05/27/09 09:03 2 pgs
Fees:13.00 Taxes:1054.50
20090527-0048390

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of May, 2009, before me personally appeared Catherine McFayden, Trustee of the 2909 Primrose Circle Trust, Catherine McFadyen, as Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st day of May, 2009.

Notary Public

My Commission Expires: 7-24-10



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