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THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***340,000.00.

Rose A. Cox
Affiant

BILL GARRETT, Davidson County
Trans:T20090040511 DEEDWARR
Recvd: 06/17/09 15:38 2 pgs
Fees:13.00 Taxes:1258.00
20090617-0056554

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 15 day of June, 2009.

Mitchell A Watts
Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Rickey Horton 6615 Fox Hollow Road Nashville, Tennessee 37205	Franklin Synergy Bank 3301 Aspen Grove Drive Suite 200 Franklin, Tennessee 37067	MAP 129-06-0 PARCEL 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($***340,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Rose Cox, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Rickey Horton and Elizabeth Delaney, husband and wife, (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:

BEING Lot No. 94 on the Plan of West Meade Park, Inc., Section One, of record in Book 2900, pages 103-104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Peter Cox and wife, Rose A. Cox, by Warranty Deed dated September 1, 2006, from John Albers Jackson and wife, Julia Roberts Jackson, of record as Instrument No. 20060905-0109062 in the Register's Office for Davidson County, Tennessee; the said Peter Cox and Rose A. Cox having since divorced and the said Peter Cox conveyed his interest in subject property to Rose A. Cox by Quitclaim Deed dated October 20, 2008, of record as Instrument No. 20081027-0107058 in said Register's Office.

This is improved property known as 6615 Fox Hollow Road, Nashville, Tennessee 37205.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of West Meade Park, Inc., Section One, of record in Book 2900, pages 103-104, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15 day of June, 2009.

Rose A. Cox

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 Rose A. Cox, the bargainor, 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 15 day of June, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY