Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me this 26th day of June, 2009.

Notary Public
My commission expires:

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires November 22, 2010

BILL GARRETT, Davidson County
Trans:T20090046118 DEEDWARR
Recvd: 07/09/09 13:00 2 pgs
Fees:13.00 Taxes:555.00
20090709-0064146

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jonathan D. Peck | Franklin American Mortgage | 07210018000 |
| 2704 Bronte Avenue | 501 Corporate Centre Dr #400 | |
| Nashville, TN 37216 | Franklin, Tennessee 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty C. Robinson, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan D. Peck, married,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 19, PLAN OF EASTMOOR PLACE, as shown on plat of record in Plat Book 547, Page 177-178, 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 Betty C. Robinson by Final Decree of Divorce recorded in Book 6442, Page 505 and by Warranty Deed from Bronce O. Griffin and wife, Barbara C. Griffin of record in Book 3937, Page 361, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2704 Bronte Avenue, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of June, 2009.

Betty C. Robinson

Betty C. Robinson

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 **Betty C. Robinson**, the bargainor(s), 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 at Franklin, Tennessee, this the 26th day of June, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009061277

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010