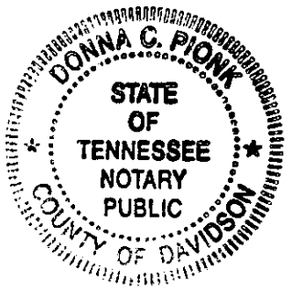
BILL GARRETT, Davidson County
Trans:T20090057233 DEEDWARR
Recvd: 08/21/09 08:10 2 pgs
Fees:13.00 Taxes:544.83
20090821-0078637



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$147,250.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2009.

Notary Public

My commission expires: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Seth Regan	**Franklin American Mortgage Company**	
2228 Stratford Ave.	501 Corporate Centre Drive Ste 400	**Map 72.08**
Nashville, Tennessee 37216	Franklin, TN 37067	**Parcel 130**

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 ACKNOWLEDGE, WE,

Deborah K. Caplenor, now known as
Deborah Caplenor Brown, an unmarried widow

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

Brian Seth Regan, unmarried

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. 80 on the map of Dalewood Subdivision, Section I, of record in Book 1424 page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Deborah K. Caplenor, unmarried, by instrument executed June 25, 1992, which is of record in Book 8663 page 977, Register's Office for Davidson County, Tennessee. Deborah K. Caplenor married Robert F. Brown aka Robert Florey Brown, who passed away March 8, 2007. Deborah K. Caplenor, Deborah K. Caplenor Brown, Deborah Caplenor Brown, and Deborah C. Brown is one and the same person.

THIS conveyance is subject to 2009 taxes, and subsequent years, and to matters on the plan of record in Book 1424 page 108, Register's Office for Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property, which are of record in said Register's Office.

This is improved property, known as **2228 Stratford Ave., Nashville, Tennessee 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 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 convenant 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 my/our hand(s) this 19th day of August, 2009.

Deborah Caplenor Brown

Deborah Caplenor Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Deborah Caplenor Brown,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **19th** day of **August, 2009.**

William B. Gregory

Notary Public



My Commission Expires: 3-30-2010