THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28941-07-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me this 21st day of August, 2009. Notary Public My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy M. Davis 2724 Lower Walkers Creek Road Goodlettsville, TN 37072	Franklin American Mortgage 501 Corporate Centre #400 Franklin, TN 37067	Map and Parcel No.: 01700011200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen Powers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy M. Davis, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2724 Lower Walkers Creek Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of August, 2009.

Helen Powers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Helen Powers**, 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, at office, this 21st day of August, 2009.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090058344 DEEDWARR
Recvd: 08/25/09 15:50 2 pgs
Fees:13.00 Taxes:481.00
20090825-0080150

EXHIBIT "A"

Land in the 10th Civil District of Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of Union Hill Baptist Church Subdivision, not of record, described together according to survey by N.E, Cummings, Sr., as follows:

Beginning in the center of Lower Walkers Creek Road at the northwest corner of the property conveyed to Bobby Lewis Hitt by deed from Charles L. Cummings, et al, Trustees of Union Hill Baptist Church, of record in Book 2148, page 217, Register's Office for said County, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots south 57 deg. east 470 feet; thence north 33 deg. east 200 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots north 57 deg. west 470 feet to the center of said Lower Walkers Creek Road; thence with the center of same south 33 deg. west 200 feet to the beginning.

Being the same property conveyed to Helen Powers by Deed dated November 24, 2004 from Clyde Wilson Darnell of record in Instrument No. 20041201-0142778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
3. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.