THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2009. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090059824 DEEDWARR
Recvd: 09/01/09 12:34 2 pgs
Fees: 13.00 Taxes: 529.10
20090901-0081996

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Whittenburg	Franklin American Mortgage Company	MAP 91-16
4406 Park Avenue	501 Corporate Centre Drive; Suite 400	PARCEL 32
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Shirley O. VanDyke, Executor and Linda G. Oliphant, Executor, being the Co-Executors of the Estate of Dorothy D. Oliphant**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin R. Whittenburg and Monika K. Maehlmann**

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:

Land in Davidson County, Tennessee, being Lot number 307 of Block "A" on the plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Arlie I. Oliphant and wife, Dorothy Oliphant by deed dated August 1, 1973 and recorded in Book 4734. page 680, said Register's Office. Property became vested solely in Dorothy Oliphant upon the death of Arlie I. Oliphant on December 28, 1980 (memorialized by instrument recorded as instrument 20070608-0068932). The said Dorothy Oliphant has also since died on February 8, 2009 Under the provisions of her Last Will and Testament (filed under Docket number 09P364 in the Seventh Circuit Court for Davidson County, Tennessee), the Executors are directed and empowered to sell the real property without joinder of her heirs or approval of any Court..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4406 Park Avenue, Nashville, TN 37209.**

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; and we do covenant with 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 covenant 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 our hands this the 28th day of August, 2009.

Estate of Dorothy D. Oliphant

By: Linda G. Oliphant EX
Linda G. Oliphant, Co-Executor

Shirley O. VanDyke EX
Shirley O. VanDyke, Co-Executor

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Shirley O. VanDyke, Executor and Linda G. Oliphant, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained on behalf of the Estate of Dorothy D. Oliphant, and who further acknowledged that they are the Co-Executors of the **Estate of Dorothy D. Oliphant**, and are authorized under the Last Will and Testament of Dorothy D, Oliphant to execute this instrument on behalf of her Estate.

Witness my hand and seal this the 28th day of August, 2009.

My Commission expires 1-9-12

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds