(2)

NEW OWNER:

JOSH D. PAYNE, II
7912 OAKFIELD GROVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:

Franklin Synergy Bank
3301 Aspen Grove Drive, #200
Franklin, TN 37067

Map 181
Group 10-0-A
Parcel 250.00CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 09-0890

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20090060762 DEEDWARR
Recvd: 09/03/09 12:26 2 pgs
Fees:13.00 Taxes:851.00
20090903-0083073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SPICEWOOD SERVICES, INC., a Tennessee Corporation,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSH D. PAYNE, II** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 835 on the plan of Autumn Oaks Subdivision, Phase Eight, of record as Instrument No. 20050906-0106510, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being a part of the same property conveyed unto Spicewood Services, Inc. by deed dated December 31, 2008, from Jones Bros., LLC, of record as Instrument No. 20090128-0007319, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 7912 Oakfield Grove, Brentwood, TN 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 20050906-0106510, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of August, 2009.

SPICEWOOD SERVICES, INC.

By: _____
James F. McCulloch
Its: Vice-President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James F. McCulloch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Vice-President** of **SPICEWOOD SERVICES, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 27th day of August, 2009.

_____
NOTARY PUBLIC

TODD TRAVELER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-2-2013

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The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 27th day of August, 2009.

_____
NOTARY PUBLIC

My commission expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN