WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-CII-09-4007

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Hightower Jr.	Franklin American Mortgage Company	
4007 Murphy Road (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	103-8-101

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL W. WELLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL R. HIGHTOWER JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWEST PART OF LOT 354 ON THE MAP OF RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, OF RECORD IN BOOK 421, PAGE 32, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, DATED 6-1-55, AS FOLLOWS: SAID PART OF SAID LOT FRONTS 72 FEET ON THE SOUTHERLY SIDE OF MINNESOTA AVENUE OR MURPHY ROAD AND RUNS BACK BETWEEN LINES, 174 FEET TO THE CENTER LINE OF A DRAIN ON WHICH IT MEASURES 72 FEET.

BEING THE SAME PROPERTY CONVEYED TO PAUL W. WELLS BY QUITCLAIM DEED FROM LARRY W. WELLS AND WIFE, ALICE B. WELLS RECORDED FEBRUARY 7, 2005 IN INSTRUMENT NO. 20050207-0013914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO PAUL W. WELLS AND LARRY W. WELLS BY THE LAST WILL AND TESTAMENT OF ALLIE T. WELLS, DOCKET NO. 05P-39, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; AND B) INSTRUMENTS OF RECORD IN BOO, 421, PAGE 32; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4007 Murphy Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20090067282 DEEDWARR
Recvd: 10/02/09 14:15 2 pgs
Fees:13.00 Taxes:884.30

20091002-0091786

Witness my/our hand(s) this 25th day of September, 2009.

Paul W. Wells

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul W. Wells, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 25th day of September, 2009.

Notary Public

My Commission Expires: 9/25/09

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903