WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

G-FAM-09-331

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
Amanda Dial .	Franklin American Mortgage Company	
331 54th Avenue North (ADDRESS)	501 Corporate Centre Dr., #400 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	091-14-0-221.00

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 SARAH J. HOOD AND HUSBAND, HENRY S. HOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA DIAL, 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 LOT 3, R.W. TURNER'S SUBDIVISION OF LOT 1, NASHVILLE LAND IMPROVEMENT COMPANY'S LAND LYING BETWEEN RICHLAND CREEK AND RICHLAND AVENUE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 9, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SARAH J. HOOD AND HUSBAND, HENRY S. HOOD BY WARRANTY DEED FROM JACK L. COOK AND WIFE, CARLA R. COOK, RECORDED ON THE 28TH DAY OF OCTOBER, 1996 IN BOOK 10238, PAGE 557, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 9; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 331 54th Avenue North, 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:T20090070268 DEEDWARR
Recvd: 10/15/09 13:24 2 pgs
Fees:13.00 Taxes:728.90
20091015-0095562

Witness my/our hand(s) this 9th day of October, 2009.

Sarah J. Hood

Henry S. Hood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah J. Hood and Henry S. Hood, 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 9th day of October, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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