THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF PARKER
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 357,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2009. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Fry	Franklin American Mortgage Company	MAP 132-9
859 Pasadena Drive	501 Corporate Centre Dr., Ste. 400	PARCEL 90
Nashville, TN 37204	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, **Laura Harper, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert B. Fry** ~~and wife, Shannon Dianne Fry~~, a married man

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 the 7th Civil District of Davidson County, Tennessee, in the City of Oak Hill, being the Westerly part of Lot "E" on the Map of Springdale Estates, as of record in Book 1835, page 104, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by W. W. Turner Company, December 4, 1952, as follows:

Beginning at an iron pin in the Northwest corner of said Lot "E" being also the Southwest corner of Lot "A" on said plan; thence with the North line of Lot "E" Easterly 109.9 feet to a concrete monument at the Southeast corner of said Lot "A" and at the margin of a private road or drive; thence with the Westerly margin of said drive, and with the curve of same, Southerly and Easterly 123.7 feet to a concrete monument in the Westerly margin of said drive; thence with the margin of said drive, Southeasterly 5.8 feet to another concrete monument in the margin of said drive; thence with the Westerly margin of said drive and with a slight curve, Southerly 20.8 feet to another concrete monument in the margin of said drive and at the beginning of a circle with a radius of 37.5 feet; thence with the margin of said drive and with the circle thereof, Southerly and Easterly 48.8 feet to an iron pin in the Southerly margin of said drive; thence Southerly 130.2 feet to a point in the South line of said Lot "E"; thence with the South line of said Lot "E", Westerly 171.3 feet to a corner post, the Southwest corner of said Lot "E"; thence with the West line of said Lot "E", Northerly 288.4 feet to the point of beginning. Together with the perpetual right and easement of egress, ingress and regress over and upon a certain private driveway described in instrument of record in Book 2199, page 339, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura Harper, unmarried by deed from Eva C. Looney, unmarried of record in Instrument No. 20010309-0022900, Register's Office for Davidson County, Tennessee.

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 () UNIMPROVED

(X) IMPROVED property known as **859 Pasadena Drive, Nashville, TN 37204.**

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 my hand this the 15th day of October, 2009.

Laura Harper

Laura Harper

BILL GARRETT, Davidson County
Trans: T20090071155 DEEDWARR
Recvd: 10/20/09 08:22 2 pgs
Fees: 13.00 Taxes: 1320.90

20091020-0096722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura Harper** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of October, 2009.

My Commission expires 1-4-12

Notary Public

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of October, 2009.

My Commission expires _____

Notary Public