(1)

WARRANTY DEED



State of Tennessee)
County of ~~Davidson~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$109,500.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2009.

Notary Public

My commission expires: 02/20/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rebecca A. Carty	**Franklin American Mortgage Company**	**Map 091-10, Parcel 347**
717 Delray Drive	**501 Corporate Centre Drive, Ste 400**	
Nashville, TN 37209	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jason Fridenstine, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca A. Carty, a single woman

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 No. 66 on the Revised Plan of Morrow Meadows, Section One, as of record in Book 2083, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jason Fridenstine, unmarried, by Warranty Deed from Jackie L. McKinley and wife, Heather D. McKinley, dated December 28th, 2001, of record in Instrument No. 20020102-0000320, Register's Office for Davidson County, Tennessee.

Amery Fridenstine, spouse of the above named Jason Fridenstine, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to Restrictive Covenants of record in Book 2300, Page 421, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s)herein.

This is Improved (X) unimproved (__) property, known as: **717 Delray Drive, 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 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 hand(s) this **22nd** day of **October, 2009.**

Jason Fridenstine

Amery Fridenstine

BILL GARRETT, Davidson County
Trans:T20090072209 DEEDWARR
Recvd: 10/23/09 10:57 2 pgs
Fees:13.00 Taxes:405.15
20091023-0098095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Fridenstine and Amery Fridenstine,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **October, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.