PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090072915 DEEDWARR
Recvd: 10/27/09 13:24 2 pgs
Fees:13.00 Taxes:1110.00
20091027-0099086

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin H. Caldwell, III Lael Caldwell 1406 Harding Place Nashville, Tennessee 37215	Franklin Synergy Bank 3301 Aspen Grove, Suite 200 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 13111000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regions Bank, as Executor under the Will of Dorothy B. Morris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin H. Caldwell, III and spouse, Lael K. Caldwell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Seven Hills, Section I of record in Book 2133, Pages 81 and 82, Register's Office for said County.

Said Lot No. 67 fronts 190.0 feet on the northerly margin of Harding Place and extends back 250.0 feet on the westerly line and 220.0 feet on the easterly line to a dead line in the rear, measuring 195.00 feet thereon.

Being the same property conveyed to N.B. Morris and wife, Dorothy B. Morris by warranty deed from Paramount Homes, Incorporated, dated Sept. 20, 1955 and recorded on Oct. 5, 1955 of record in Book 2452, page 573, Register's Office for Davidson County, Tennessee. The said N.B. Morris and Dorothy B. Morris have since died, with N.B. Morris predeceasing Dorothy B. Morris. The Will of Dorothy B. Morris of record in Docket No. 09P-347 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Regions Bank (successor to AmSouth Bank) as Executor, with full power to convey.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Pages 81 and 82, said Register's Office, which Plan shows a 75 foot minimum building setback line from Harding Place and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4269, page 191, said Register's Office. Restrictions of record in Book 2249, page 184, said Register's Office.

This is improved property, known as: 1406 Harding Place, Nashville, Tennessee 37215.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor , Grantor's heirs and representatives, to warranty and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2009.

Thomas A. Allen

Thomas A. Allen, Vice President of Regions Bank,
Executor under the Will of Dorothy B. Morris

State of TENNESSEE
County of DAVIDSON

On this 26th day of October, 2009 , before me, the undersigned, personally appeared **Thomas A. Allen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President** (or other officer authorized to execute this instrument) of Regions Bank, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 26th day of October, 2009

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011