THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***700,000.00.

Affiant

Subscribed and sworn to before me this 26th day of October, 2009.

Notary Public

My Commission Expires: 8.22.13

BILL GARRETT, Davidson County
Trans:T20090073748 DEEDWARR
Recvd: 10/29/09 14:54 3 pgs
Fees:18.00 Taxes:2590.00
20091029-0100081

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Bruce McCandliss
2501 Ashwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

Franklin American Mortgage
501 Corporate Centre Dr.
Suite 400
Franklin, TN 37067

MAP & PARCEL NOS.

MAP 104-15-0
PARCEL 466.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand and 00/100 Dollars ($***700,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Karyn E. Speidel, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Bruce McCandliss, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Resubdivision of Lots 55 and 56 on the Map of Sunset Park of record in Book 6050, page 236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Karyn E. Speidel, unmarried, by Warranty Deed dated November 7, 2003, from Don C. Birdwell, Jr. and wife, Susan R. Birdwell, of record as Instrument No. 20031110-0164440 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Ashwood Avenue, Nashville, Tennessee 37212.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2010 and all future years. The current year taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Plan of Resubdivision of Lots 55 and 56 on the Map of Sunset Park of record in Book 6050, page 236, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20 day of October, 2009.

Karyn E. Speidel

K. RENICK
COMM. # 1668510
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM EXP. MAY 20, 2010

VS

VS

STATE OF CALIFORNIA)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karyn E. Speidel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of October, 2009.

Notary Public

My Commission Expires: 05/20/10

K. RENICK
COMM. # 1668510
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. MAY 20, 2010