THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Daniel P. Hammonds
207 Theodore Road
Nashville, TN 37214

MORTGAGEE
Franklin American Mortgage Co
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 084-14-0
PARCEL 095.00

BILL GARRETT, Davidson County
Trans:T20090075390 DEEDWARR
Recvd: 11/04/09 14:30 3 pgs
Fees:18.00 Taxes:296.00
20091104-0102082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patricia Ann Hicks, Executrix of the Estate of Ethel L. Hammonds; Patricia Ann Hicks, Individually; James Hammonds; Noel William Hammonds; Charles Edward Hammonds; Kimberly Ann Schweppe; Kevin Dale Borgman; Brian Keith Borgman and Karen Tiffany Kominos,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel P. Hammonds, an unmarried person,** 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:

Being Lot No. 61on the plan of Walnut Grove, as of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Noel P. Hammonds and wife, Ethel L. Hammonds by deed from Southland Construction Company, dated August 19, 1954, filed for record in Book 2295, Page 209, Register's Office for Davidson County, Tennessee.
The said Noel P. Hammonds having predeceased Ethel L. Hammonds.
Ethel L. Hammonds is now deceased leaving said property to James Hammonds, Patricia Ann Hicks, Noel William Hammonds, Charles Edward Hammonds, Daniel Pierce Hammonds and the children of Nancy Louise Martin, deceased, the children being Kimberly Ann Schweppe; Kevin Dale Borgman; Brian Keith Borgman and Karen Tiffany Kiminos, as per the Last Will and Testament of Ethel L. Hammonds, filed under Docket No. 09P837 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.
Charles Edward Hammonds executed this instrument on behalf of James Hammonds pursuant to a Limited Power of Attorney which is being placed of record concurrently herewith.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2271, Page 541; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **207 Theodore Road Nashville, TN 37214.**

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 our hands this 30th day of October, 2009.

Patricia Ann Hicks, Executrix
Patricia Ann Hicks, Executrix of the Estate of Ethel L. Hammonds

Patricia Ann Hicks
Patricia Ann Hicks, Individually

James Hammonds By Charles Edward Hammonds P-I-F
James Hammonds
By: Charles Edward Hammonds, Attorney-in-Fact

Noel William Hammonds
Noel William Hammonds

Charles Edward Hammonds
Charles Edward Hammonds

Kimberly Ann Schweppe
Kimberly Ann Schweppe

Kevin Dale Borgman
Kevin Dale Borgman

Brian Keith Borgman
Brian Keith Borgman

Karen Tiffany Kominos
Karen Tiffany ~~Kominos~~ Kominos

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia Ann Hicks, Executrix of the Estate of Ethel L. Hammonds; Patricia Ann Hicks, Individually; Noel William Hammonds; Charles Edward Hammonds; Kimberly Ann Schweppe; Kevin Dale Borgman; Brian Keith Borgman and Karen Tiffany ~~Kominos~~ Kominos, the bargainor(s) 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 30th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1-2-12

STATE OF TENNESSEE
COUNTY OF WILSON

On this 30th day of October, 2009, before me personally appeared Charles Edward Hammonds, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of James Hammonds, and who acknowledged that he executed the same as the free act and deed of James Hammonds.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12