BILL GARRETT, Davidson County
Trans:T20090078779 DEEDWARR
Recvd: 11/19/09 12:00 2 pgs
Fees:13.00 Taxes:277.50
20091119-0106593

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Todd J. Buse
1344 Greenland Avenue
Nashville, TN 37216

SEND TAX BILL:

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

MORTGAGEE:

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

MAP AND PARCEL:

061100112100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles L. Gilbert and wife, Carol J. Gilbert**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Todd J. Buse, unmarried** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Map 61-10, Parcel 121/3857 Saunders Avenue

Land in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 18 and the northerly 34 feet of Lot No. 17 on the Plan of Maplewood Heights, as of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of Lots adjoin and front together 67 feet on the easterly side of Saunders Avenue and run back between parallel lines 300 feet to the right of way of the L & N Railroad, as shown on said plan.

Being the same property conveyed to Charles L. Gilbert and wife, Carol J. Gilbert by deed dated January 13, 1993 from T. H. Bishop and wife, Shirley A. Bishop and Linda F. Heflin, of record in Book 8841, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 3857 Saunders Ave, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness our hands this 11 day of November, 2009.

Charles L. Gilbert

Carol J. Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charles L. Gilbert and Carol J. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13 day of November, 2009.

Notary Public

KATHERINE H. GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

Marie Bradford
AFFIANT

Subscribed and sworn to before me
this 13th day of November, 2009.

NOTARY PUBLIC

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/11