Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. AW-09-1004

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

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50279
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leah Altfeld 1004 B Sutton Hill Road Nashville, Tennessee 37204	Franklin American Mortgage Company 501 Corporate Centre Dr. #400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11809014000

BILL GARRETT, Davidson County
Trans:T20090079067 DEEDWARR
Recvd: 11/20/09 10:09 2 pgs
Fees:13.00 Taxes:662.67
20091120-0106907

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,100.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Outlaw , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leah Altfeld** 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. 2A on the Plan of Zone Lot Division Lot 2 Resubdivision of Lot 3 of Block "F" on the Plan of Battlefield Estates of record in Book 4885, page 37 amended in Book 6200, page 85, Register's Office for said County.

Said Lot No. 2A fronts 45.83 feet on the northerly margin of Sutton Hill Road and extends back 122.60 feet on the easterly line and 114.0 feet on the westerly lien to a dead line in the rear, measuring 44.94 feet thereon.

Being the same property conveyed to Patricia L. Outlaw by warranty deed from David S. Field, unmarried, dated Jan. 16, 1986 and recorded on Jan. 21, 1986 of record in Book 6765, page 947, Register's Office for Davidson County, Tennessee.

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 4885 Page 37 amended in Book 6200, page 85, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 6348, page 723, said Register's Office.

This is improved property, known as: 1004B Sutton Hill Road, Nashville, Tennessee 37204

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 warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of November, 2009.

Patricia Outlaw

Patricia Outlaw

State of TENNESSEE

County of DAVIDSON

On this 17th day of November, 2009 , before me the undersigned authority, personally appeared Patricia Outlaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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 $179,100.00

Affiant

Sworn and subscribed before me this the 17th day of November, 2009

Notary Public

My Commission Expires: 01/07/2013

AMANDA VAUGHN STATE of TENNESSEE NOTARY Public DAVIDSON COUNTY