This instrument is being recorded pursuant to a Power of Attorney of record in Instrument No. 20091123-0107289, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,700.00
x Donald E Gregory
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 2009.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Gregory 2048 Shaw Road Goodlettsville, TN 37072	Franklin American Mtg. Co 501 Corporate Ctr Dr #400 Franklin, TN 37067	Map 24 Parcel 19

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lucille D. Owens, widow by and through Mattie Kay Barry Attorney-In-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Donald E. Gregory, unmarried

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:

Situated in the 10th District of said County and State, and more particularly described as follows:

Lying on the north side of the Shaw Road, and beginning in the center of the same, a corner of Fred and Lillie Lee and Jackson, thence north 4° east 500 feet along Jackson and Lee's line to a pin; thence north 75° east 75 feet to a pin; thence south 1° 20' west 500 feet to the center of said Shaw Road; thence with center of said road west 100 feet to the beginning, containing .99 acre, more or less according to a survey of Stephen A. Draper, Surveyor, dated January 12, 1954.

Being the same property conveyed to R.E. Owens and wife, Lucille D. Owens by deed from Charles B. Jackson dated February 20, 1954 of record in Book 2272, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **2048 Shaw Road, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 19 day of November, 2009.

Lucille D. Owens by Mattie Kay Barry
Lucille D. Owens by Mattie Kay Barry Atty-in-Fact
atty in fact

BILL GARRETT, Davidson County
Trans:T20090079374 DEEDWARR
Recvd: 11/23/09 10:21 2 pgs
Fees:13.00 Taxes:243.09
20091123-0107289

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattie Kay Barry, Attorney-in-Fact for Lucille D. Owens, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Lucille D. Owens for the purposes therein contained.

WITNESS my hand and official seal this 19th day of November, 2009

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076