This Instrument is being recorded pursuant to a Power of Attorney of record in Instrument No. 20091123-0107369, 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 $200,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2009.

NOTARY PUBLIC: 02/28/2012
MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Cedric and Elviche Tsakem Guevou 4809 Peninsula Pointe Drive Hermitage, TN 37076	Franklin American Mtg 501 Corporate Center Dr. Ste. 400 Franklin, TN 37067	Map 97.16 Group A Parcel 113

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,

Brian S. Williams and wife, Tawni L. Fite by and through Donna Whitley Attorney-in-Fact

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

Cedric Tsakem Guevou, married

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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of The Peninsula, Phase Three, Section Two, a Planned Unit Development, of record in Book 9700, Page 841, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brian S. Williams and Tawni L. Fite, husband and wife by deed from Melanie A. Prince and husband, Spencer Prince, married dated July 19, 2004 of record in Instrument Number 20040721-0087477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee.
2) Property is subject to The Peninsula, Phase Three, Section Two, a Planned Unit Development, in Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 11181, Page 371, Amend Instrument No. 20000822-0085193 and Instrument No. 20030313-0033780, including liens for assessments as provided therein, easements and restrictions as contained therein, contained in Book 9564, Page 693, Book 9943, Page 908, Amend Book 9977, Page 359, Amend Book 11258, Page 85, Book 10333, Page 219, Register's Office for Davidson County, Tennessee.
3) 2010 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **4809 Peninsula Pointe Drive, Hermitage, TN 37076**
(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 our hand(s) this 17 day of November, 2009.

Brian S. Williams by Donna Whitley Atty-in-Fact — Atty in Fact
Tawni L. Fite by Donna Whitley Atty-in-Fact — Atty in Fact

BILL GARRETT, Davidson County
Trans:T20090079413 DEEDWARR
Recvd: 11/23/09 10:56 2 pgs
Fees:13.00 Taxes:741.30

20091123-0107370

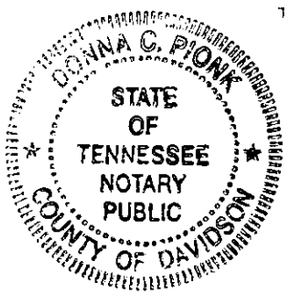
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Whitley, Attorney-in-Fact for Brian S. Williams and wife, Tawnie L. Fite, 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 Brian S. Williams and wife, Tawnie L. Fite for the purposes therein contained.

WITNESS my hand and official seal this 17 day of November, 2009

Donna C. Piont
NOTARY PUBLIC

My Commission Expires: 1-9-2012



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