THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0910124** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 20th day of November, 2009. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Russell A. Nabors 2407 Barton Avenue Nashville, TN 37212	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	104-11-0-317.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara C. Wilkins**, married and **Kent M. Cooper**, married, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Russell A. Nabors**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 150 feet of Lot No. 55 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones-Home Place of record in Instrument Number Book 421, page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 55 fronts 90 feet on the southerly side of Barton Avenue and runs back between parallel lines, with the easterly margin of 25th Avenue south, 150 feet to a dead line.

Being the same property conveyed to Barbara C. Wilkins and Kent M. Cooper by deed from Kent M. Cooper, Substitute Trustee, for the benefit of the Cooper Family Trust of record as Instrument No. 20081015-0103905, in the Register's Office for Davidson County, Tennessee, dated October 1, 2008.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee.
2. Easement for a joint driveway of record in Book 681, Page 103, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2407 Barton Avenue, Nashville, TN 37212

The Grantors have not lived in the subject property at any time since acquiring an ownership interest in the subject property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20090080421 DEEDWARR
Recvd: 11/30/09 09:25 2 pgs
Fees:13.00 Taxes:1572.50
20091130-0108859

WITNESS THE EXECUTION HEREOF this 24th day of November, 2009.

Barbara C Wilkins By Kent M Cooper her Attorney-in-fact

Barbara C. Wilkins
By Kent M. Cooper, her Attorney-in-Fact

Kent M Cooper

Kent M. Cooper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Kent M. Cooper, to me known to be the person who executed the foregoing instrument in behalf of Barbara C. Wilkins, as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of Barbara C. Wilkins.

Witness my hand, at office, this 24th day of November, 2009.

Notary Public

My commission expires

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Kent M. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2009.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013