WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090080633 DEEDWARR
Recvd: 11/30/09 13:39 2 pgs
Fees:13.00 Taxes:925.00
20091130-0109299

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2009

Notary Public:

MY COMMISSION EXPIRES: ~~9/8/2013~~ 9/8/2013
(AFFIX SEAL)

DEBORAH H. PERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Franklin H. Brown, II	Franklin American Mortgage Co.	Parcel ID:
881 Bresslyn Road	501 Corporate Center Dr.	10215002600
Nashville, TN 37205	Franklin, TN 37067	

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

Robert A. Halliburton and wife, Melissa D. Halliburton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Franklin H. Brown, II and wife, Molly R. Brown

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:

BEING Lot No. 199, on the Plan of Brook Meade, Section VI, of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert A. Halliburton and Melissa D. Halliburton by deed from Jane F. Bradford, of record in Book 8207, Page 150, dated September 28, 1990, Register's Office for said County.

This conveyance is made subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, Pages 3 and 4, said Register's Office, which Plan shows a 60 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the southerly line of said lot. And a 75 foot minimum setback from Newberry Road.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 881 Bresslyn Road, Nashville, TN 37205

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 hands this 24th day of November, 2009.

Robert A. Halliburton

Melissa D. Halliburton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Halliburton and Melissa D. Halliburton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of November, 2009.

My Commission Expires: 11/7/12

Notary Public

