WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/09 10:45 6 pgs
Fees:33.00 Taxes:998.63
20091202-0110182

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010.

(AFFIX SEAL)

JENNIFER L. WILSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Catron	Franklin American Mortgage Company	117070F02700.CO
(NAME) 3423 Golf Club Lane	(NAME) 501 Corporate Centre Drive, Suite 400	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 16th day of November, 2009, by and between **SHELBY K. WYATT AND TUHIN KUMAR SINHA, WIFE AND HUSBAND and JOHN T. WYATT AND CHERYL F. WYATT, HUSBAND AND WIFE,** party of the first part, and **THOMAS F. CATRON, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit ~~A~~ B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

SHELBY K. WYATT

TUHIN KUMAR SINHA

JOHN T. WYATT

CHERYL F. WYATT

STATE OF CALIFORNIA
COUNTY OF MARIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHELBY K. WYATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of OCT., 2009

Commission expires: Aug 1, 2011

Notary Public

KRISTINA MCGINNIS
COMM. # 1755509
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
MY COMM. EXP. AUG. 1, 2011

STATE OF CALIFORNIA
COUNTY OF MARIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TUHIN KUMAR SINHA, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of OCT 2009

Commission expires: Aug 1, 2011

Notary Public

KRISTINA MCGINNIS
COMM. # 1755509
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
MY COMM. EXP. AUG. 1, 2011

STATE OF CALIFORNIA
COUNTY OF MARIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN T. WYATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of Oct, 2009.

Commission expires: Aug 1, 2011

Notary Public

KRISTINA MCGINNIS
COMM. # 1755509
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
MY COMM. EXP. AUG. 1, 2011

STATE OF CALIFORNIA
COUNTY OF MARIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHERYL F. WYATT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of OCT, 2009.

Commission expires: Aug 1, 2011

Notary Public

KRISTINA MCGINNIS
COMM. # 1755509
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
MY COMM. EXP. AUG. 1, 2011

EXHIBIT "A"

----------LEGAL DESCRIPTION----------

Land in Davidson County, Tennessee, being Unit No. 27 as shown on the plan of Brighton Court Phase Two, filed as Exhibit D to, and established by the Master Deed of record in Book 6629, Page 532 and amended in Book 6912, Page 158 and Book 6912, Page 163, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and accurate description of said Unit.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Court, of record in Book 6629, Page 532 and amended in Book 6912, Page 158 and Book 6912, Page 163, Register's Office for Davidson County, Tennessee..

Being the same property conveyed to SHELBY K. WYATT, UNMARRIED AND JOHN T. WYATT, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP by deed from WYATT INVESTMENT PARTNERS LLC AN ALABAMA LIMITED LIABILITY COMPANY of record in Instrument No. 20031202-0173200 and filed for record , Register's Office for DAVIDSON County, Tennessee.

EXHIBIT B

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No.: 117070F02700CO

Subject to Homeowner's Association Dues.

All matters as set forth per Plat Book 547, Page 156, said Register's Office.

Master Deed and By-Laws filed for record in Book 6629, Page 532, and amended in Book 6912, Page 158, and amended in Book 6912, Page 163, said Register's Office.

Said By-Laws were amended of record in Book 10364, Page 141, said Register's Office.

Sanitary Sewer and Storm Drainage Easement of record in Book 4076, Page 518, said Register's Office.

Storm water Detention Agreement Easement of record in Book 6436, Page 578, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7936, Page 335, Register's Office for said County.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011