WARRANTY DEED

ET-09-1546

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fate C. Thomas, Jr.	Franklin American Mortgage	
3008 Lake Drive	(NAME) 501 Corporate Centre Drive, Suite 400	86-14-B-3.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARRYL L. SAGE, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FATE C. THOMAS, JR. AND JERI HOLLADAY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, FLEETWOOD SUBDIVISION, PHASE ONE, REVISED FINAL PLAT OF LOTS 1-4, as shown on plat of record in Plat Book 7900, Page 318, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darryl L. Sage by Warranty Deed from Chris B. Parker and wife, Kerri C. Parker, recorded on the 27th day of February, 2001 in Instrument No. 20010227-0017944, in the Register's Office of Davidson County, Tennessee.

Russha Sage, spouse of Darryl L. Sage, joins in this conveyance to relinquish any and all interest she may have in and to said property, marital or otherwise.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 7900, Page 318; Book 7170, Page 987; Book 7628, Page 6; Book 7114, Page 370; Book 7107, Page 408; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3008 Lake Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of December, 2009.

Darryl L. Sage

Russha Sage, Attorney in fact
Russha Sage
Darryl L. Sage, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090084452 DEEDWARR
Recvd: 12/15/09 11:20 2 pgs
Fees:13.00 Taxes:629.00
20091215-0114221

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of December, 2009, before me personally appeared Darryl L. Sage, a married man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of December, 2009.

Notary Public



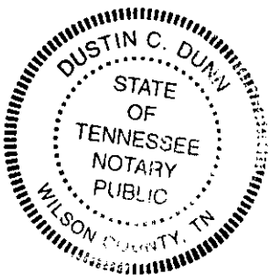
My Commission Expires: 6-30-10

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of December, 2009, before me personally appeared Darryl L. Sage to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Russha Sage and who acknowledged she executed the same as the free act and deed of the said Russha Sage.

Witness my hand and official seal, this the 10th day of December, 2009.

Notary Public



My Commission Expires: 6-30-10

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520