THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***288,000.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 2010.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20100005970 DEEDWARR
Recvd: 02/01/10 09:55 2 pgs
Fees:13.00 Taxes:1065.60
20100201-0007717

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Sean Polyn 1612 Russell Street Nashville, Tennessee 37206	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 083-14-0 PARCEL 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Eight Thousand and 00/100 Dollars ($***288,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Anthony A. Woodruff and wife, Julie M. Woodruff, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Sean Polyn and wife, Joanna Polyn, (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. 51 on the Plan of the Lindsley Subdivision of the Chadwell Tract of record in Book 2, page 24, Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anthony A. Woodruff, unmarried, and Julie M. Jones, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed dated August 19, 1996, from Ronald E. Underwood, Trustee, of record in Book 10163, page 917, in the Register's Office for Davidson County, Tennessee; the said Julie M. Jones having since married Anthony A. Woodruff and is now known as Julie M. Woodruff.

This is improved property known as 1612 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of the Lindsley Subdivision of the Chadwell Tract of record in Book 2, page 24, Chancery Court for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 29th day of January, 2010.

Anthony A. Woodruff

Julie M. Woodruff

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 Anthony A. Woodruff and Julie M. Woodruff, the bargainors, 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 and official seal this 29th day of January, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY