WARRANTY DEED

ET-09-1614

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

James A Layne
Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

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
James A. Layne	Franklin American Mortgage Co.	
4611 Woodview Circle (ADDRESS)	501 Corporate Centre Dr.; Ste 400 (ADDRESS)	64-4-81.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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 PAULINE J. LAYCOCK, A WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES A. LAYNE, UNMARRIED, 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 2B, LAKE COUNTRY, SECTION ONE, ZONE LOT DIVISION OF LOT 2, as shown on plat of record in Plat Book 5200, Page 493, and as Amended in Plat Book 5800, Page 299, 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 Dan Laycock and wife, Pauline J. Laycock by Warranty Deed from Luke M. Surji, recorded on the 5th day of October 1989, in Book 7954, Page 912, in the Register's Office of Davidson County, Tennessee.

The said Dan Laycock now being deceased, leaving Pauline J. Laycock as sole owner.

Covenants, Conditions and Restrictions as recorded in Book 6095, Page 656 and Book 6198, Page 480 , Register's Office of Davidson County, Tennessee.

Subject to any an all easements, conditions, and restrictions of record, if any exist.

unimproved ( )
This is improved (X) property, known as 4611 Woodview Circle, Old Hickory, Tennessee 37138
(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 29th day of January, 2010.

Pauline J. Laycock

Pauline J. Laycock

BILL GARRETT, Davidson County
Trans:T20100011643 DEEDWARR
Recvd: 02/26/10 15:22 2 pgs
Fees:13.00 Taxes:332.63

20100226-0014992

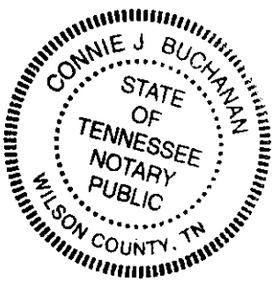
STATE OF Tennessee

COUNTY OF Davidson

On this the 29th day of January, 2010, before me personally appeared Pauline J. Laycock, 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 29th day of January, 2010.

Notary Public



My Commission Expires: 6·30·10

(SEAL)

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

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067