THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Beth Henderson	Franklin American Mortgage Co.	MAP 155-03-C
8052 Poplarwood Road	501 Corporate Centre Drive #400	PARCEL 26.00 CO
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Rebecca F. Mears, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Beth Henderson and husband Clayton Ward Henderson**

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revision One, Final Plat of Poplar Wood, Section II of record in book 9700, page 587, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca F. Mears by deed from Federal Home Loan Mortgage Corporation of record in Instrument NO. 200608240104419, Registers office for Davidson County, Tennessee, dated June 28, 2006. And being the same property conveyed to Bank of America, NA by Trustee's Deed from Aaron Squyres, Successor Trustee of record in Instrument No. 200604060039444, Registers office for Davidson County, Tennessee, dated April 4, 2006 and corrected Trustee's Deed in Instrument NO. 200606290077691, Registers office for Davidson County, Tennessee, dated June 23, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8052 Poplarwood Road, Nashville, TN 37221.**

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 my hand(s) this the 9th day of March, 2010.

Rebecca F. Mears

Rebecca F. Mears

BILL GARRETT, Davidson County
Trans:T20100015044 DEEDWARR
Recvd: 03/15/10 11:03 2 pgs
Fees:13.00 Taxes:906.50

20100315-0019341

STATE OF TEXAS
COUNTY OF LLANO

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

Witness my hand and official seal this the 9 day of March, 2010.

KATHY DOSS NOTARY PUBLIC STATE OF TEXAS EXPIRES 7-17-2010

My Commission expires 7/17/2010 Kathy Doss
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this the 10th day of March, 2010.

My Commission expires _____ _____
Notary Public
