WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025302 DEEDWARR
Recvd: 04/28/10 11:03 2 pgs
Fees:13.00 Taxes:2072.00
20100428-0032185

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Chris Lind
Affiant

Subscribed and Sworn to before me, this 23rd day of April, 2010.

Kathy Snider
Notary Public

My commission expires:

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Edward L. Stringfellow 419 Lynnwood Blvd. Nashville, TN 37205	Franklin American Mtg Co 501 Corporate Centre Dr Suite 400 Franklin, TN 37067	11615006200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth M. Thornsberry, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Edward L. Stringfellow and wife Ashley H. Stringfellow,** hereinafter called the Grantee(s), 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. 71A and part of Fourth Street, now closed on the Plan of Re-Subdivision of Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 71A and part of Fourth Street (now closed) front together 125 feet on the westerly side of Lynnwood Boulevard and run back between parallel lines 298.8 feet to a dead line.

Being the same property conveyed to Kenneth M. Thornsberry by deed from Joseph M. Hall and wife, Katherine N. Hall of record in Instrument No. 20030819-0119944, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 974, Pages 4 & 5, said Register's Office.

This is (x) improved ( ) unimproved property known as 419 Lynnwood Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 23rd day of April, 2010.

Kenneth M. Thornsberry

Kenneth M. Thornsberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kenneth M. Thornsberry** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 2010.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY