RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 116
Hendersonville, TN 37075

WARRANTY DEED

B-FRYE-10-5167

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April 2010.

Notary Public

MY COMMISSION EXPIRES: 12-28-13

(AFFIX SEAL)

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA E. TRICE	Franklin American Mortgage Company	
5167 BRICK CHURCH PIKE (ADDRESS)	501 Corporate Centre Dr., Ste. 400 (ADDRESS)	
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	01700016200

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 ROBERT M. WARD, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA E. TRICE, AN UNMARRIED WOMAN, 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, FRONTING ON THE SOUTH SIDE OF BRICK CHURCH PIKE AND DESCRIBED ACCORDING TO A SURVEY OF L.B. PETTY DATED JULY 13, 1956, AS FOLLOWS:BEGINNING AT A POST AT THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE AT THE CORNER OF WAGGONER'S PROPERTY; THENCE SOUTH 54 DEG. WEST 150 FEET WITH THE SOUTH RIGHT-OF-WAY OF SAID ROAD; THENCE SOUTH 60 DEG. WEST 15 MIN. WEST 258 WITH THE SOUTH RIGHT-OF-WAY OF SAID ROAD; THENCE SOUTH 38 DEG. 10 MIN. WEST 275 FEET WITH THE SOUTH RIGHT-OF-WAY SAID ROAD TO A CORNER POST; THENCE SOUTH 39 DEG. 30 MIN. EAST 137.2 FEET TO A 16" SYCAMORE TREE; THENCE SOUTH 79 DEG. 30 MIN. EAST 214.5 FEET TO A CORNER POST; THENCE NORTH 71 DEG. EAST 414 FEET TO A CORNER POST IN THE WAGGONER WEST LINE; THENCE NORTH 21 DEG. 30 MIN. WEST 474.5 FEET TO THE BEGINNING POINT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. WARD, AN UNMARRIED MAN BY DEED FROM KEVIN D. WEISER AND WIFE, GAIL A. WEISER OF RECORD IN INSTRUMENT 200509200112962 ON 09/15/2005 AND FILED FOR RECORD ON 09/20/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

ROBERT M. WARD IS NOW MARRIED. HIS WIFE, KAREN WARD, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )

This is improved (X) property, known as 5167 BRICK CHURCH PIKE, GOODLETTSVILLE, Tennessee 37072
(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.

BILL GARRETT, Davidson County
Trans:T20100025809 DEEDWARR
Recvd: 04/30/10 09:00 2 pgs
Fees:13.00 Taxes:388.50
20100430-0032873

Witness my/our hand(s) this 26th day of April, 2010.

ROBERT M. WARD

KAREN WARD

STATE OF Tennessee
COUNTY OF DAVIDSON

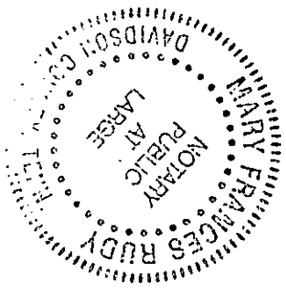
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. WARD & KAREN WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 26th day of April, 2010.

Notary Public

My Commission Expires: 7-24-18

(SEAL)



RETURN TO:
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903