WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

X Susan H Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2010

Notary Public

MY COMMISSION EXPIRES: 11.22.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Susan H. Bryant	Franklin American Mortgage Co.	Parcel ID:
3005 Stafford Drive	501 Corporate Centre Dr.; Ste 400	08511003000
Nashville, TN 37214	Franklin, TN 37067	

FOR AND IN 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, we

Burton B. Mixer and wife, Mari A. Mixer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Susan H. Bryant , unmarried
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. 103, on the Plan of Stanford Country Club Estates, Section Three, of record in Plat Book 2900, Page 67, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Burton B. Mixer and wife, Mari A. Mixer by deed from Phyllis P. Reynolds Radmore, Trustee, of record in Instrument 20010110-0003316, dated December 29, 2000, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3026, Page 310; Book 3075, Page 186; Book 3066, Page 219, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office.

Power of Attorney in Instrument # 20100525004024S, Register Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3005 Stafford Drive, Nashville, TN 37214

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 our hands this 24th day of May, 2010.

Burton B. Mixer

Mari A. Mixer by Burton Mixer atty-in-fact
Mari A. Mixer
By: Burton B. Mixer, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100031386 DEEDWARR
Recvd: 05/25/10 12:07 2 pgs
Fees:13.00 Taxes:554.63
20100525-0040246

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 Burton B. Mixer 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 24th day of May, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Burton B. Mixer, 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 on behalf of Mari A. Mixer as her Attorney in Fact as the free act and deed of the within named Mari A. Mixer.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.