BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#22533-9

The actual consideration or value, whichever is greater, for this transfer is **$168,700.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2010.

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20100031674 DEEDWARR
Recvd: 05/26/10 11:57 2 pgs
Fees: 13.00 Taxes: 624.19
20100526-0040584

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Walter Howe	Franklin American Mortgage	**Map 141-06-0-A Parcel 044.00co**
7721 Poplar Ridge Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Curtis Goodwin, III, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter Howe, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 41 on the Plan of Poplar Ridge, Section Four, a Planned Unit Development, as of record in Book 9700, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Curtis Goodwin, III, by Warranty Deed from Joan E. Taylor, married, of record in Instrument No. 20031104-0161654, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (_X_) unimproved (____) property, known as **7721 Poplar Ridge Drive, 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 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/our hand(s) this **24th** day of **May, 2010.**

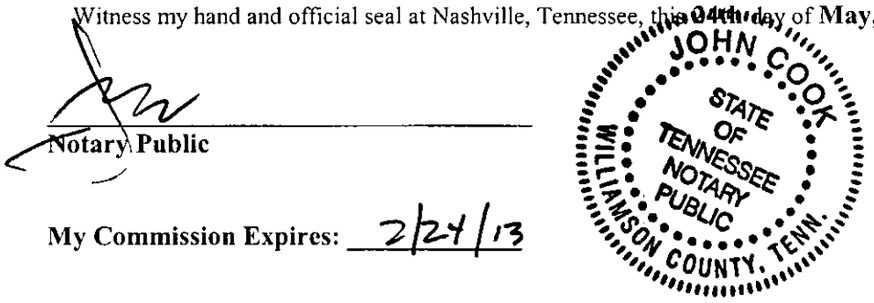
Curtis Goodwin III

Curtis Goodwin, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Curtis Goodwin, III,** the within named seller, 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.**



Notary Public

My Commission Expires: 2/24/13