This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Bryan D. Hobbs	Franklin American Mtg. Co.	MAP 130-11
4513 Beacon Drive	501 Corporate Centre Dr.#400	PARCEL 106
Nashville, TN 37215	Franklin, Tn 37067	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **William Hostettler**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Bryan D. Hobbs and wife, Kelly J. Hobbs** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9, Block S, on the Plan of Tyne Meade, Section IV, as of record in Book 1424, page 25, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William Hostettler by warranty deed from Mary C. Roberts of record in Instrument NO. 20100506-0034711, Registers office for Davidson County, Tennessee,

This is ( ) UNIMPROVED

(X) IMPROVED property known as 4513 Beacon Drive, Nashville, TN 37215.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20100040699 DEEDWARRSP
Recvd: 07/02/10 10:27 2 pgs
Fees:13.00 Taxes:1378.25

20100702-0051988

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 28 day of June, 2010.

William Hostettler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, William Hostettler with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of June, 2010.

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires:

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $372,500.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2010.

Notary Public

My Commission Expires: 11/26/2010

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County