BILL GARRETT, Davidson County
Trans:T20100040780 DEEDWARR
Recvd: 07/02/10 12:09 2 pgs
Fees:13.00 Taxes:898.73
20100702-0052089

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2010040021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $242,900.00

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Comm Expires 3-3-2014

Sworn to and subscribed before me this 30th day of June, 2010.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Zachariah R. Parker 27 Vaughns Gap Road Nashville, TN 37205	Franklin American Mortgage Co. 501 Corporate Centre Dr. Ste 400 Franklin, Tennessee 37067	143-03-0-007.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank Michael Arrington and wife, Tina Hatcher Arrington**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachariah R. Parker a single person** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Warner Park Valley, Section 2 of record in Plat Book 3600, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Michael Arrington, unmarried by deed from Cornerstone Home Properties, LLC of record as Instrument No. 20040728-0090124, in the Register's Office for Davidson County, Tennessee, dated July 21, 2004.

This is improved property known as 27 Vaughns Gap Road, Nashville, TN, 37205.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **27 Vaughns Gap Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 30th day of June, 2010.

Frank Michael Arrington

Tina Hatcher Arrington by Frank Michael Arrington as her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Frank Michael Arrington the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2010.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Frank Michael Arrington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Tina Hatcher Arrington the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tina Hatcher Arrington, the within named bargainor(s) by the said Frank Michael Arrington as such Attorney-in-Fact.

Witness my hand, at office, this 30th day of June, 2010.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011