WARRANTY DEED

R-CP-10-1489

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/1/14

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James A. Fay	Franklin American Mortgage Company	
1489 Timber Ridge Circle (ADDRESS)	(NAME) 501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	172-4-A-111.00 CO

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 SCOTT JOHNSTONE, II, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES A. FAY AND JUDE K. FAY, HUSBAND AND WIFE, 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, BEING LOT 43, HIGHLANDS OF BRENTWOOD, PHASE THREE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010920-0101749, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SCOTT JOHNSTONE, II, BY WARRANTY DEED FROM JOHN A. LOVEDAY AND KRIS M. LOVEDAY, RECORDED ON THE 6TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060606-0066456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SANDRA JOHNSTONE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPETY.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20010920-0101749; BOOK 11189, PAGE 612; BOOK 11356, PAGE 815; BOOK 11629, PAGE 906; INSTRUMENT NUMBER 20020722-0087704; INSTRUMENT NUMBER 20021121-0144877; BOOK 11595, PAGE 872; BOOK 11189, PAGE 612; BOOK 7461, PAGE 805; BOOK 11608, PAGE 467; INSTRUMENT NUMBER 20040827-0103643, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1489 Timber Ridge Circle, Nashville, Tennessee 37211
(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:T20100044206 DEEDWARR
Recvd: 07/20/10 09:04 2 pgs
Fees:13.00 Taxes:740.00
20100720-0056570

Witness my/our hand(s) this 7 day of July, 2010.

Scott Johnstone II

Sandra Johnstone

Sandra Johnstone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Johnstone II, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of July, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Florida
COUNTY OF BROWARD

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

Witness my hand and official seal, this the 7 day of July, 2010.

Notary Public

My Commission Expires: 4/24/2011

(SEAL)

CHRISTINA DECKER SAITTA
Comm# DD0666754
Expires 4/24/2011
Florida Notary Assn., Inc

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212