RECORDING INFORMATION
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009941

MAP - PARCEL NO: 187 00134.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Mortgagee	Ashley S. Gatlin 165 Fann Road Nolensville, TN 37135	Franklin American Mtg 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **EDWARD S. PEOWSKI, JR., CO-TRUSTEE, AND CYNTHIA L. PEOWSKI, CO-TRUSTEE OF THE PEOWSKI FAMILY TRUST, DATED DECEMBER 8, 2003**, have bargained and sold and by these presents do transfer and convey unto **ASHLEY S. GATLIN**, married, her heirs and assigns forever, the following described property, to wit:

Property located in the 5th Civil District of Davidson County, Tennessee and being the southern portion of Parcel #82 on tax map#187; bounded on the South W. A Brewer, Deed Book 6530, page 255; on the West by George D. Knight, Deed Book 7550, page 702, and by R. H. Kester, Deed Book 6875, page 70; on the North by the remaining property of Hiram E. Staggs and wife, and on the East by C. W. Fann, Deed Book 102, page 209 as recorded in the Williamson County Register's Office and more specifically described as follows: Beginning on an iron pin located on the east margin of a 50' wide private road (farm road) and being 1,385.17' North of the North margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N 85 deg. 07' 00" W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N 4 deg. 50' 00" E, 180.13' to an existing iron pin at a fence corner; thence N 5 deg. 06' 49" E, 166.04' to an iron pin in the NW corner of this tract; thence S 84 deg. 22' 48" E, 644.13' to an iron pin the NE corner of this tract; thence S 57 deg. 34' 00" W, 9.01' to an iron pin; thence S 4 deg. 53' 00" W, 332.33' to an iron pin, the point of beginning and containing 5.00 acres, more or less, according to survey by Gaylon W. Northcutt, Tennessee, R.L.S. No. 1529, 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3/30/91.

Included in this conveyances is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee and in Book 504, page 499, Register's Office for Williamson County, Tennessee. Also included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward S. Peowski, Jr. Co-Trustee, and Cynthia L. Peowski, Co-Trustee of the Peowski Family Trust, Dated December 8, 2003, by Warranty Deed from Melinda Barrington, unmarried, dated October 29, 2007, of record in Instrument No. 200711050129998, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

BILL GARRETT, Davidson County
Trans:T20100045058 DEEDWARR
Recvd: 07/23/10 09:36 2 pgs
Fees:13.00 Taxes:1775.63
20100723-0057740

1. 2010 Davidson County property taxes are a lien, but are not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6436, page 454, Register's Office for Davidson County, Tennessee, Book 504, page 496, Register's Office for Williamson County, Tennessee.

3. Subject to Public Utility easement of record in Book 6769, page 192, Register's Office for Davidson County, Tennessee.

4. Subject to Private Roadway easement of record in Book 6436, page 461, and Book 6444, page 172, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 14th day of July, 2010.

EDWARD S. PEOWSKI JR., CO-TRUSTEE

CYNTHIA L. PEOWSKI, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDWARD S. PEOWSKI, JR. AND CYNTHIA L. PEOWSKI**, with whom I am personally acquainted and who upon his oath acknowledged themselves to be the Trustees of the The Peowski Family Trust dated December 8, 2003, the within named bargainor(s), and Trust, and that they as such Trustees being authorized to do so execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Edward S. Peowski, Jr. and Cynthia L. Peowski as such Trustees

WITNESS my hand and seal, at office, on this 14th day of July, 2010.

My Commission Expires:
2-26-2014

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$479,900.00**.

Affiant

SWORN TO and subscribed before me on this 14 day of July, 2010.

My Commission Expires:
May 5, 2012

Notary Public

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN