This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20100831-0068860, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

X Kasey A Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2010.

Susan Frensley Newton
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin A. & Kasey A. Brandon 6164 Hampton Hall Way Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 98.05 Group A Parcel 18

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William H. McNamara, by and through Nancy R. McNamara Attorney in Fact, and wife, Nancy R. McNamara

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Justin A. Brandon and wife, Kasey A. Brandon

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land Situated in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 43 of the Hampton Hall Planned Unit Development, Section 1, as shown by a map of record in Plat Book 9700 at Page 290-291 in the Davidson County, Tennessee Register of Deeds Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. McNamara and wife, Nancy R. McNamara by deed from Sean A. Hunt and wife, Clarice T. Hunt, dated October 14, 2004, of record in Instrument Number 20041019-0125640, Register's Office for Davidson County, Tennessee. Property then conveyed to William H. McNamara and wife, Nancy R. McNamara and Kristen McNamara, unmarried by Quitclaim Deed from William H. McNamara and wife, Nancy R. McNamara dated November 9, 2005, of record in Instrument Number 20051122-0141215, said Register's Office. Property then conveyed to William H. McNamara and wife, Nancy R. McNamara by Quitclaim Deed from Kristen McNamara, unmarried dated October 13, 2006 of record in Instrument Number 20061017-0128698, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hampton Hall, Section One, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10278, Page 257, Supplement Book 10301, Page 184, Amend in Book 10444, Page 460, Amend Book 10640, Page 947, Register's Office for Davidson County, Tennessee.
3) Property is subject to open/common areas to Hampton Hall HOA in Book 10420, Page 359, said Register's Office.
4) Property is subject to a storm water Detention Agreement with Metro Government in Book 10584, Page 141, said Register's Office.
5) 2010 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **6164 Hampton Hall Way, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20100054125 DEEDWARR
Recvd: 08/31/10 08:27 2 pgs
Fees:13.00 Taxes:625.30

20100831-0068861

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, their heirs and assigns, forever; and we do covenant with 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 our hand(s) this 26th day of August, 2010.

William H McNamara by Nancy R. McNamara Atty in Fact

William H. McNamara by Nancy R. McNamara Atty in Fact

Nancy R McNamara

Nancy R. McNamara

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nancy R. McNamara, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2010.

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

My Commission Expires: 11-4-2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy R. McNamara, Attorney-in-Fact for Willliam H. McNamara, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Willliam H. McNamara for the purposes therein contained.

WITNESS my hand and official seal this 26th day of August, 2010

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076