ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

R-VRES-10-239-404

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
Larry E. Grimes	Franklin American Mortgage Company	
239 5th Avenue North #404 (ADDRESS)	501 Corporate Centre Dr, #400 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	093061B40400CO

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 MARK W. EVERETTS AND WIFE, MICHELLE R. EVERETTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY E. GRIMES AND WIFE MARY K. JORDAN-GRIMES, 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 UNIT 404 AND 1 PARKING SPACE, THE KRESS LOFTS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20050429-0048067, AMENDED AT INSTRUMENT NO. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 AND 20080331-0032083, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARK W. EVERETTS AND WIFE, MICHELLE R. EVERETTS BY WARRANTY DEED FROM KRESS LOFTS, LLC, RECORDED ON THE 6TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061206-0150754, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 7423, PAGE 374; BOOK 9208, PAGE 613; BOOK 10512, PAGE 464; INSTRUMENT NO. 20020626-0076795; INSTRUMENT NO. 20050124-0008719; INSTRUMENT NO. 20050429-0048067; INSTRUMENT NO. 20060324-0034091, INSTRUMENT NO. 20070227-0024233, INSTRUMENT NO. 20070419-0047025, INSTRUMENT NO. 20071220-0146058, INSTRUMENT NO. 20080118-0006035; INSTRUMENT NO. 20080331-0032083; INSTRUMENT NO. 20051128-0142924; INSTRUMENT NO. 20050429-0048064; INSTRUMENT NO. 20050429-0048066; SAID REGISTER'S OFFICE; AND ORDINANCE NO. 77-716, AS AMENDED BY ORDINANCE NOS. O82-845, O87-1695, O91-1567, O93-774, O97-775, O98-1187, BL2002-1033, BL2004-424 AND BL20050124-0008719 OF THE METROPOLITAN COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 239 5th Avenue North #404, Nashville, Tennessee 37219
(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:T20100058902 DEEDWARR
Recvd: 09/20/10 10:29 2 pgs
Fees:13.00 Taxes:765.90
20100920-0074476

Witness my/our hand(s) this 17th day of September, 2010.

Mark W. Everetts

Michelle R. Everetts

STATE OF Tennessee
COUNTY OF Davidson

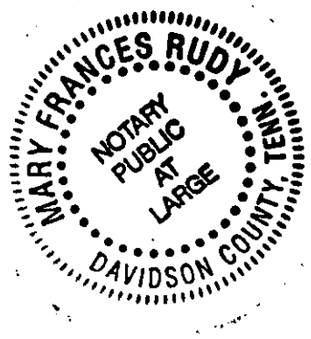
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark W. Everetts and Michelle R. Everetts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal this the 17th day of September, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903