RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00 Affiant Subscribed and sworn to before me, this 15th day of September, 2010 Notary Public MY COMMISSION EXPIRES: 8.20.13 (AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Palmer	Franklin American Mortgage Company	103-04-O
(NAME)	(NAME)	(MAP)
4302 Nebraska Avenue	501 Corporate Centre Drive Suite 400	195
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Douglas Kutella and spouse, Elizabeth Kutella, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Palmer, an umarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 1 of A Resubdivision of Lot 61 on the Plan of West End Annex, of record in Instrument No. 20001116-0113631, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Douglas Kutella and wife, Elizabeth Kutella by deed from Timothy S. Kiernon and wife, Karen L. Kiernon, of record in Instrument Number 20060609-0068635, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4302 Nebraska Avenue, Nashville, Tennessee 37209

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.

BILL GARRETT, Davidson County
Trans:T20100059185 DEEDWARR
Recvd: 09/20/10 15:20 2 pgs
Fees:13.00 Taxes:1021.20
20100920-0074827

Witness my/our hand(s) this 15th day of September, 2010.

Douglas Kutella

Elizabeth Kutella by Douglas Kutella
Elizabeth Kutella by Douglas Kutella,
Attorney-in-Fact

Attorney by Fact

STATE OF OREGON
COUNTY OF WASHINGTON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Douglas Kutella with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Tualatin, Oregon, on this the 15th day of September, 2010.

Notary Public

My Commission Expires: August 5, 2011

OFFICIAL SEAL
STEPHEN JOHN RICKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 417997
MY COMMISSION EXPIRES AUGUST 5, 2011

STATE OF OREGON
COUNTY OF WASHINGTON

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

Witness my hand and official seal at office at Tualatin, Oregon, on this the 15th day of September, 2010.

Notary Public

My Commission Expires: August 5, 2011

OFFICIAL SEAL
STEPHEN JOHN RICKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 417997
MY COMMISSION EXPIRES AUGUST 5, 2011