THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OFDAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,800.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF OCTOBER, 2010. Notary Public MY COMMISSION EXPIRES: 3/7/11 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100066723 DEEDWARR
Recvd: 10/21/10 09:49 2 pgs
Fees:13.00 Taxes:595.33
20101021-0084272

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar Rickett	Franklin American Mortgage Company	MAP 64-15-A
601 Sweetwater Circle	501 Corporate Centre Drive; Suite 400	PARCEL 30.00CO
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Chadwick **J. Miller and wife, Jennifer D. Miller,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edgar Rickett, unmarried,** 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 in Davidson County, Tennessee, being Lot number 69 on the plan of Revision One, Section One, Plantation Walk, as of record in Book 7900, page 697 (as corrected by Surveyor's Certificate of Correction in Book 9432, page 449), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Chadwick T. Miller (also known as Chadwick J. Miller) and wife, Jennifer D. Miller by deed recorded as instrument number 20060728-0091706, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantors; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Power of Attorney of Record in Instrument # * , Regiser's Office for said County.
This is property known as **601 Sweetwater Circle, Old Hickory, TN 37138.**

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 hands this the 20th day of October, 2010.

Chadwick J. Miller by Frances Garner his attorney in fact
Chadwick J. Miller (also known as Chadwick T. Miller) by Frances Garner, Attorney-in-Fact

Jennifer D. Miller by Frances Garner her attorney in fact
Jennifer D. Miller by Frances Garner, Attorney-in-Fact

* 20101021-0084270
&
20101021-0084271

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 **Frances Garner** 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 on behalf of **Chadwick J. Miller and Jennifer D. Miller**, as their Attorney in Fact, as the free act and deed of the within named **Jennifer D. Miller and Chadwick J. Miller**.

Witness my hand and official seal this the 20th day of October, 2010.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN