State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $93,300.00.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2010.

Notary Public:

My Commission Expires: 2/24/14

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100067841 DEEDWARR
Recvd: 10/26/10 13:10 2 pgs
Fees:13.00 Taxes:345.21
20101026-0085662

RECORD & RETURN TO:
BELL TITLE & ESCROW, INC.
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kenya C. Brown 319 Ladybird Drive Nashville, TN 37217	Franklin American Mtg Co 501 Corporate Centre Dr Ste 400 Franklin, TN 37067	13501007100

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Doris H. Crockett, widowed** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kenya C. Brown , unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 114 on the Plan of Town Park Estates, of record in Book 3300, Page 64 and 65, Register's Office for said County, to which reference is here made to said plan for a more complete and accurate description thereof.

BEING the same property conveyed to John W. Crockett, Jr. and wife, Doris H. Crockett, by Warranty Deed from Gloria J. O'Connor, dated January 30, 1970, recorded February 3, 1970, in Book 4395, page 562 - 563, Register's Office for Davidson County, Tennessee.

John W. Crockett, Jr. having since died on December 9, 2003.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2011 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3300, Page 64 and 65, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3400, Page 120 and Book 3436, Page 43, Register's Office for Davidson County, Tennessee.

Easement to American Telephone and Telegraph set forth in the instrument recorded in Book 1224, Page 221, Book 1207, Page 484, Book 2956, Page 630 and Book 3532, Page 353, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 319 Ladybird Drive, Nashville, TN 37217

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. Grantor covenant with said Grantee that she lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR further covenant and bind themselves, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of October, 2010.

Doris H. Crockett by Robert Hudson Crockett her attorney in fact

Doris H. Crockett By: Robert Hudson Crockett
Her Atty-in-Fact

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 **Robert Hudson Crockett in his capacity as Attorney in Fact for Doris H. Crockett** , the bargainor(s), 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 22nd day of October, 2010.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075