WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2010

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DURLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100070400 DEEDWARR
Recvd: 11/05/10 10:05 2 pgs
Fees:13.00 Taxes:1054.50
20101105-0088884

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
Eric M. Feijo	Franklin American Mortgage Co.	103-04-O
(NAME)	(NAME)	(MAP)
4010 Nebraska Avenue	501 Corporate Centre Drive,Ste. 400	376.00
(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, Anne Smith Hutchison formerly Anne H. Smith, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Eric M. Feijo unmarried, 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 the easterly half of Lot No. 72, on the Plan of West End Annex, as subdivided by Sylvan Park Land Co., of record in Book 332, page 61, Register's Office for Davidson County, TN, and described as follows:

Said part of Lot 72 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to Anne H. Smith, by deed dated October 31, 2007, from Linda McDermott, unmarried, and Kelly McDermott Chandler and spouse, Ronald Chandler, of record in Instrument No. 20071102-0129333, Register's Office for Davidson County, TN.

Edward Joseph Hutchison as spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Grantor.

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: 4010 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.

Witness my/our hand(s) this 26th day of October, 2010.

Anne Smith Hutchison

Edward Joseph Hutchison

STATE OF ~~TENNESSEE~~ South Carolina EG/sp
COUNTY OF ~~WILLIAMSON~~ Lexington EG/sp

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anne Smith Hutchison and Edward Joseph Hutchison with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Columbia (city), South Carolina (state), on this the 26th day of October, 2010.

Erin L.M. Goodwin
Notary Public

ERIN L.M. GOODWIN NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires: April 4, 2013