# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100080176 DEEDWARR
Recvd: 12/21/10 11:11 2 pgs
Fees:13.00 Taxes:1202.50
20101221-0101355

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Affiant

Subscribed and sworn to before me, this 17th day of December, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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 |
|---|---|---|
| Christian R. Barber | Franklin American Mortgage | 145-11-O |
| (NAME) | (NAME) | (MAP) |
| 1124 Stonewall Jackson Court | 501 Corporate Centre DR #400 | 011.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37220 | 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, **Dorothy L. Appleton, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christian R. Barber**, 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. 6, on the Plan of Granny White Park, of record in Book 3700, page 72 as amended in Book 4053, page 757, 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 Ralph P. Appleton and wife, Dorothy L. Appleton, by deed dated July 14, 1969, from Haury & Smith Contractors, Inc., of record in Book 4351, page 103, Register's Office for Davidson County, TN. The said Ralph P. Appleton has since died.

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: 1124 Stonewall Jackson Court, Nashville, Tennessee 37220

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 hand this 17th day of December, 2010.

Dorothy L. Appleton
by Sue Lawrence Groomes
her Attorney in Fact

Dorothy L. Appleton
By Sue Lawrence Groomes, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sue Lawrence Groomes, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Dorothy L. Appleton and that she is authorized by Dorothy L. Appleton to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 17th day of December, 2010.

Notary Public

My Commission expires: 7-5-2011

