Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215
File No. 03-1011-36810

BILL GARRETT, Davidson County
Trans:T20100081181 DEEDWARRSP
Recvd: 12/28/10 09:27 2 pgs
Fees:13.00 Taxes:1420.80
20101228-0102483

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 384,000.00

Affiant

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

Notary Public
My commission expires:

DAVID R. LOETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 2013

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond Russell Cramer 312 Windemere Woods Drive Nashville TN 37215	Franklin American Mtg. 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	131-01-0-H-010

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SunTrust Bank, Trustee of the Mary H. Kling Irrevocable Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond Russell Cramer, hereinafter called the Grantees, their successors 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 No. 10, on the Plan of Windemere, Phase I, of record in Book 6900, Page 616, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary H. Kling by deed from Don E. Gibson and wife, Barbara P. Gibson dated June 14, 1995, recorded June 15, 1995, in Book 9703, Page 98, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to SunTrust Bank, Trustee of the Mary H. Kling Irrevocable Trust, by Quitclaim deed from Mary H. Kling, dated November 9, 2006, recorded November 14, 2006, Register's Office for Davidson County, Tennessee, in recorded in Instrument No. 20061114-0141431.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 312 Windemere Woods Drive, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 10th day of December, 2010.

SunTrust Bank, Trustee of the Mary H. Kling Irrevocable Trust,

By: David P. Rogers
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David P. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of SunTrust Bank, Trustee of the Mary H. Kling Irrevocable Trust, the within named bargainor, and that he is authorized by SunTrust Bank, Trustee of the Mary H. Kling Irrevocable Trust, to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 10th day of December, 2010.

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 09/27/14