NEW OWNER:

Stuart and Julia Burkhalter
3820 Woodmont Lane
Nashville, TN 37215

SEND TAX BILLS TO: Franklin American Mortgage Company
~~**NEW OWNER**~~ 501 Corporate Centre Drive Suite 400 Franklin, TN 37067

Map 116
Group 12-0
Parcel 047.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0032

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110012332 DEEDWARR
Recvd: 03/01/11 14:00 3 pgs
Fees:18.00 Taxes:1520.70
20110301-0016466

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eleven Thousand and 00/100 Dollars ($411,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Joseph Scott Tomichek and wife, Ashley B. Tomichek f/k/a Ashley B. Richter,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Stuart A. Burkhalter and Julia S. Burkhalter, husband and wife,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 9, BLOCK G, WOODMONT LANE HOMESITES, as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Scott Tomichek and Ashley B. Richter, both unmarried, by warranty deed from Anne S. Arney and husband, Steven L. Gilpatrick, dated December 21, 2007 and of record in Instrument No. 20071231-0149102, Register's Office for Davidson County, Tennessee. Ashley B. Richter is now known as Ashley B. Tomichek.

This is IMPROVED property known as 3820 Woodmont Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of February, 2011.

JOSEPH SCOTT TOMICHEK

ASHLEY B. TOMICHEK

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSEPH SCOTT TOMICHEK AND ASHLEY B. TOMICHEK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 28th day of February, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$411,000.00** .

Cari Trost

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2011.

Dana Ellsworth

NOTARY PUBLIC

My commission expires: 01/07/2013

DANA DELLSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY