BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20110016175 DEEDWARR
Recvd: 03/18/11 13:16 3 pgs
Fees:18.00 Taxes:1165.50
20110318-0021399

This Instrument Prepared By
and after Recording Return to:
Lewis S. Howard, Jr., Esq.
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
865.694.1400

RESPONSIBLE TAX PAYER:
Franklin Synergy Bank
3301 Aspen Grove Drive
Ste 200
Franklin, TN 37067

PROPERTY OWNERS
Byron R Grate
6500 Turnberry Way
Brentwood, TN 37027

File No. 1050660
CLT 172-09-0-006.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Byron R Grate
Affiant

Subscribed and sworn to before me this 18th day of March, 2011.

Notary Public
My Commission Expires: _____

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAR 4, 2013

GENERAL WARRANTY DEED

THIS INDENTURE, made as of the 18th day of March, 2011, between
Elliot Kershaw, a single man, resident(s) of WILLIAMSON County, TN ("Grantor") and
Byron R Grate, a single man, resident(s) of WILLIAMSON County, TN ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

See attached exhibit A

TO HAVE AND TO HOLD the said premises to the said Grantee, **his/her** successors and assigns forever.

And Grantor, for **himself/herself**, **his/her** representatives, successors, and assigns, do hereby covenant with Grantee, **his/her** representatives, successors, and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; have full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes, easements and restrictions of record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:

Elliot Kershaw

STATE OF TENNESSEE)
COUNTY OF ~~KNOX~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said State and County, **Elliot Kershaw, a single man**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that **he/she** executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2011.

Notary Public

My commission expires: My Commission Expires MAR. 4, 2013

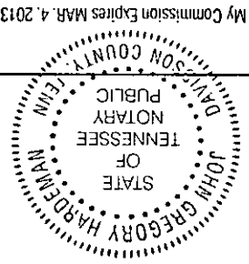


EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6, ON THE FINAL PLAT OF BANBURY ESTATES, OF RECORD IN INSTRUMENT NO. 20000921-0094036, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELLIOT KERSHAW BY WARRANTY DEED FROM CLIFFORD B. BENJAMIN AND WIFE, HEATHER N. ROSS, DATED JUNE 28, 2007 AND RECORDED JULY 7, 2007 IN INSTRUMENT NO. 20070710-0082276, SAID REGISTER'S OFFICE.

Purported Address: 6500 Turnberry Way, Brentwood TN 37027