THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29922-01-2011** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,162,500.00. Affiant Subscribed and sworn to before me this 31st day of March, 2011. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: James Franklin 3309 Skyline Drive Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 131 010 00200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sally Shepherd Nesbitt, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Franklin and wife Funmilayo Franklin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3309 Skyline Drive, Nashville, TN 37215.

John Nesbitt joins in the execution of this instrument for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2011.

Sally Shepherd Nesbitt

John Nesbitt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sally Shepherd Nesbitt and John Nesbitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110019192 DEEDWARR
Recvd: 04/01/11 14:04 2 pgs
Fees:13.00 Taxes:4301.25
20110401-0025215

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Vailwood Heights, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sally Shepherd, an unmarried individual, by deed dated December 7, 2005, from John W. Lewis, Trustee of the John M. Shepherd Revocable Trust, by deed of record as Instrument No. 20051208-0147876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 1318, page 332, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 32, Register's Office for Davidson County, Tennessee.
4. Easement for water main of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.