THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00. Evelyn Rodgers Affiant
BILL GARRETT, Davidson County Trans:T20110019802 DEEDWARR Recvd: 04/05/11 10:22 2 pgs Fees:13.00 Taxes:1128.50 20110405-0026059	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2011. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent L. Smith	Franklin American Mortgage Company	MAP 168
9032 South Harpeth Court	501 Corporate Centre Drive	PARCEL 160
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alicia J. Henry and husband, William Mark Henry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent L. Smith and wife, Nancy L .Smith,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described in part according to a March 19, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No,100, as follows:

Beginning at a point on the northerly margin on an unnamed 50 feet road located westwardly 810 feet, more or less, from the intersection of the westerly margin of South Harpeth Road, said point of beginning also being the southeasterly corner of the Jimmy Wayne Odum property (Book 4392, page 124 and Book 4890, page 707, both in the Register's Office for Davidson County, Tennessee); thence, from said point of beginning and with Odum's easterly property line north 5 degrees 00 minutes west 200 feet to a point; thence, with Odum's northerly property line south 86 degrees 00 minutes west 414.0 feet to the southeasterly corner of the Howard D. Derrick, et alia, property (Book 4606, page 397, said Register's Office); thence, with Derrick's easterly property line North 2 degrees 00 minutes east 286.0 feet to a point in the southerly line of the Raymond Edward Harville property (Book 4914, page 33, said Register's Office); thence with the property lines of Harville, south 85 degrees 00 minutes east 210.0 feet; south 2 degrees 00 minutes east 52 feet; north 82 degrees 00 minutes east 50.0 feet; north 89 degrees 30 minutes east 62.0 feet to a point at the northwesterly corner of the Howard D. Derrick property (Book 461, page 220, said Register's Office); thence with Derrick's property lines south 2 degrees 00 minutes west 171.8 feet; thence north 86 degrees 00 minutes east 114.1 feet; south 5 degrees 00 minutes east 230.0 feet to a point on the northerly margin on unnamed road; thence with said margin south 89 degrees 00 minutes west 30.0 feet to the point of beginning.

Being the same property conveyed to William Mark Henry and wife, Alicia J. Henry by deed recorded in Book 6320, page 985, said Register's Office.

This conveyance is made SUBJECT TO the reservation of access easement in Book 5436, page 727 and the restriction on use of detached structure in Book 11147, page 776,said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **9032 South Harpeth Court, Nashville, TN 37221.**

T O 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 our hands this the 11th day of February, 2011.

Alicia J. Henry

William Mark Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia J. Henry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of February, 2011.

My Commission expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Mark Henry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of February, 2011.

My Commission expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public