WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
24795 4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF April, 2011.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Paul Homik and wife, Elizabeth Gott	Franklin American Mortgage Co.	
4034 Outer Drive	501 Corporate Centre Drive Suite 400	Map and Parcel 132-01-1-143
Nashville, TN 37204	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, ANNE RAY FRANKS AND JIMMY RAY, also known as William Jennings Ray, Jr., hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN PAUL HOMIK AND WIFE, ELIZABETH GOTT, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Rolling Meadows, of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 100 feet on the easterly side of Outer Drive and extends back between parallel lines 210 feet to a dead line.

Being the same property conveyed to W. J. RAY and wife, CLAUDIA RAY, by deed from G. HAROLD MASSEY and wife, ELIZABETH M. MASSEY, of record as Book 2692, page 169, dated August 2, 1957, said Register's Office. The said W. J. Ray having since died, leaving Claudia Ray as the surviving tenant by the entireties. The said Claudia Ray having since died, leaving a will which has been probated in Davidson County Probate Court, Docket Number 11P451, Davidson County, Tennessee. The said will devised the subject property to her children, Jimmy Ray and Anne Ray Franks.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map-Par. 132-01-0-143.
b. Matters shown on the Plan of record as Plat Book 1424, pages 98 and 99, said Register's Office.
c. Easement(s) of record as Book 1141, page 378, said Register's Office.

This is (X) improved property known as 4034 Outer Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heir and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20110024515 DEEDWARR
Recvd: 04/26/11 15:26 2 pgs
Fees:13.00 Taxes:1008.25
20110426-0031975

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/our hand(s) this 22nd day of April, 2011:

Anne Ray Franks by William Jennings Ray, Jr.,
Her Attorney in Fact by William Jennings Ray Jr

Jimmy Ray, a/k/a William Jennings Ray, Jr.
William Jennings Ray Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JIMMY RAY, also known as William Jennings Ray, Jr., the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of April, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of April, 2011, before me personally appeared William Jennings Ray, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anne Ray Franks, and who acknowledged that he executed the same as the free act and deed of said Anne Ray Franks by virtue of the Power of Attorney, duly executed by the said Anne Ray Franks and appearing of record in Instrument No. 20110426-0031974, Register's Office for Davidson County, Tennessee.

Witness my hand this 22nd day of April, 2011, in Franklin, Tennessee.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013