BOX 50-B RETURN TO:)
BANKERS TITLE & ESCROW CORP.
810 WEST END AVE.
NASHVILLE TN 37203
PREPARED BY:

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. 30069-05-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Daniel R Masys Affiant Subscribed and sworn to before me this 24th day of May, 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: Amy L. Woodward, Daniel C. Gard 4712 Benton Smith Road Nashville, TN 37215	**Send Tax Bills To:** Franklin American Mortgage Company 501 Corporate Centre Drive $400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 131 15[illegible]

My Commission Expires MAY 8, 2012

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, **Daniel R. Masys and wife, Linda S. Masys**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy L. Woodward and Daniel C. Gard** ("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 4712 Benton Smith Road, Nashville, TN 37215

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 24th day of May, 2011.

Daniel R Masys
Daniel R. Masys

Linda S. Masys
Linda S. Masys

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel R. Masys and Linda S. Masys**, 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 24th day of May, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

My Commission Expires:

Notary Public

BILL GARRETT, Davidson County
Trans: T20110031508 DEEDWARR
Recvd: 05/26/11 13:54 2 pgs
Fees: 13.00 Taxes: 1443.00
20110526-0040472

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel R. Masys and Linda S. Masys by deed dated March 24, 2005, from Scott W. Layden, unmarried, of record in Instrument No. 20050330-0034539, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 131 150 05600.
2. All matters appearing on the Plan of record as Book 2331, page 154, Register's Office for Davidson County, Tennessee.