WARRANTY DEED

R-VRES-11-620

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DAVIDSON COUNTY AMANDA VAUGHN State of Tennessee Notary Public

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Holden	Franklin American Mortgage Company	
620 Fatherland Street (ADDRESS)	501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	82-16-233.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES PATRICK O'BRIEN AND DOLORES EILEEN O'BRIEN, CO-TRUSTEES OF THE JAMES P. AND DOLORES E. O'BRIEN TRUST, DATED JULY 21, 2006, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM P. HOLDEN AND MELISSA E. HOLDEN, husband and wife, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 11 ON THE PLAN OF WILLIAMS' FIRST ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 11 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 210.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES PATRICK O'BRIEN AND WIFE, DOLORES E. O'BRIEN TO THE JAMES P. AND DOLORES E. O'BRIEN TRUST DATED JULY 21, 2006 AS RECORDED ON THE 19TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061219-0156180, RE-RECORDED AT INSTRUMENT NO. 20070105-0002259 AND WARRANTY DEED FROM ELMER P. FICK AND WIFE, THELMA L. FICK TO JAMES PATRICK O'BRIEN AND WIFE, DOLORES E. O'BRIEN AS RECORDED ON THE 19TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061219-0156178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 45; BOOK 5308, PAGE 403; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 620 Fatherland Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110036361 DEEDWARR
Recvd: 06/17/11 10:41 2 pgs
Fees:13.00 Taxes:1443.00

20110617-0046589

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. AV-11-620

Witness my/our hand(s) this 14th day of June, 2011.

The James P. and Dolores E. O'Brien Trust, Dated July 21, 2006

BY: _____ TTEE
James Patrick O'Brien, Co-Trustee

BY: _____ TTEE
Dolores Eileen O'Brien, Co-Trustee

STATE OF California

COUNTY OF San Benito

Before me personally appeared James Patrick O'Brien and Doloros Eileen O'Brien, Co-Trustees of The James P. and Dolores E. O'Brien Trust, Dated July 21, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 14th day of June, 2011.

_____
Notary Public

TONI ROVELLA
COMM.# 1877048
NOTARY PUBLIC-CALIFORNIA
SAN BENITO COUNTY
MY COMM. EXP. FEB. 12, 2014

My Commission Expires: 2-12-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903