AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2011.

Notary Public

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-7-13

R-VRES-11-1403

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
Andrew M. Stone	Franklin American Mgt (NAME)	
1403 Ashwood Avenue (ADDRESS)	501 Corporate Centre Dr. Ste 400 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	105-13-62.00

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, I/we MORGAN PARKER AND KATY N. PARKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW M. STONE , A SINGLE MAN, 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 THE EASTERLY HALF OF LOT NO. 38 IN BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, AS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID EASTERLY HALF OF LOT NO. 38 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ASHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 169 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MORGAN PARKER AND KATY N. PARKER BY WARRANTY DEED FROM DANNY MURPHY AND WIFE, SUSAN NICHOLSON MURPHY, RECORDED ON THE 5TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060605-0066231, 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 421, PAGE 34; 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 1403 Ashwood Avenue, Nashville, Tennessee 37212
(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:T20110042742 DEEDWARR
Recvd: 07/15/11 12:48 2 pgs
Fees:13.00 Taxes:1924.00
20110715-0054261

Witness my/our hand(s) this 13th day of July, 2011.

Morgan Parker by Katy Parker as attorney in fact
Morgan Parker by Katy N. Parker as Attorney in Fact

Katy N. Parker
Katy N. Parker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katy N. Parker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of July, 2011.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KATY N. PARKER, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of MORGAN PARKER, and acknowledged that he/she executed the same as the free act and deed of the said MORGAN PARKER.

Witness my hand and official seal, this the 13 day of July, 2011.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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