WARRANTY DEED

G-RB-11-266

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,300.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-08-13
(AFFIX SEAL)

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Jeremy Franklin	Regions Bank d/b/a Regions Mortgage	
6044 Bradford Hills Drive (ADDRESS)	2050 Parkway Office Circle (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	147-4-78.00

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 GEORGE H. KITTRELL JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY FRANKLIN AND WIFE, MELANIE D. FRANKLIN, 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 166, HILLBROOK, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 84, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GEORGE H. KITTRELL, SR. AND WIFE, JEWELL P. KITTRELL TO GEORGE H. KITTRELL, JR. AS RECORDED ON THE 29TH DAY OF OCTOBER, 1999 IN DEED BOOK 11722, PAGE 717 AND WARRANTY DEED FROM GEORGE H. KITTRELL, SR., AND WIFE, JEWELL P. KITTRELL TO WILLIAM & LEE, INC. AS RECORDED ON THE 16TH DAY OF JULY, 1965 IN DEED BOOK 3912, PAGE 622, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF GRANTOR OR HIS SPOUSE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 266 Willow Lane, Nashville, Tennessee 37211
(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:T20110048842 DEEDWARR
Recvd: 08/10/11 08:31 2 pgs
Fees:13.00 Taxes:245.31
20110810-0061464

Witness my/our hand(s) this 1st day of August, 2011.

George H. Kittrell Jr.

STATE OF Tennessee
COUNTY OF Davidson

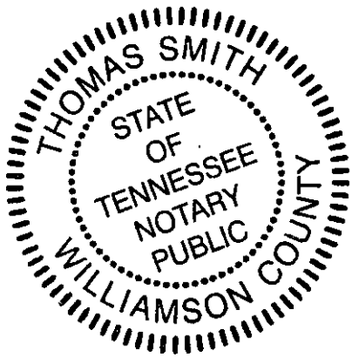
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George H. Kittrell Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 1st day of August, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)



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