WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $154,500.00.

Affiant

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

18th Subscribed and sworn to before me this day of August, 2011.

Notary Public
My Commission expires: 7-6-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Bussell	Franklin Energy Bank	082-03-0-124.01
1019 N. 2nd Street	722 Columbia Ave	
Nashville, TN 37207	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry Earwood**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Bussell and Jacquelyn Bussell, both unmarried as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of W.T. Fitzpatrick's re-subdivision of Lots 15 to 22, and 10 feet of Lot 14, of the Benedict Land Company's Subdivision of record in Book 421, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry Earwood, from Johnny Burroughs and wife, Linda Burroughs, by deed on March 2, 2011, of record in Instrument Number 20110311-0019458, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 in the estimated amount of $647.38 y and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 082-03-0-124.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 76, Register's Office Davidson County, Tennessee.

This is improved property known as: **1019 N. 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 18, 2011.

Jerry Earwood by Hal E. Wilson, III as attorney-in-fact
Jerry Earwood
by Hal E. Wilson, III, as attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20110051439 DEEDWARR
Recvd: 08/22/11 09:15 2 pgs
Fees:13.00 Taxes:571.65
20110822-0064630

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jerry Earwood, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jerry Earwood, the bargainor(s), by the said Hal E. Wilson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of August, 2011.

_____ My Commission Expires: 7-6-15

NOTARY PUBLIC