BILL GARRETT, Davidson County
Trans:T20110057209 DEEDWARR
Recvd: 09/15/11 08:57 3 pgs
Fees:18.00 Taxes:962.00
20110915-0071489

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20967.2011

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Geoffrey P. Aldridge 1712 Long Avenue Nashville, TN 37206	FRANKLIN AMERICAN MORTGAGE COMPANY 501 Corporate Center Drive #400 Franklin, TN 37067	094 02 0 052.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeremy D. Pewitt and wife, Mica Pewitt**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Geoffrey P. Aldridge, ummarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, said Register's Office, to which plan reference is made for a complete description.

BEING the same property conveyed to Jeremy D. Pewitt and wife, Mica Pewitt, by deed from Michael W. O'Neill, of record in Instrument No. 20080515-0050230, Register's Office of Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS

SUBJECT TO THE FOLLOWING:

1. 2011 taxes are a lien but are not yet due and payable.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Subject to any and all notes and matters on the Plan of record in Plat Book 57, Page 130, said Register's Office.

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, his heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1712 Long Avenue, Nashville, Tennessee 37206.

This instrument is being executed on the 9th day of September, 2011.

Jeremy D. Pewitt

Mica Pewitt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Jeremy D. Pewitt and wife, Mica Pewitt, 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 this 9th day of September, 2011.

Thomas N. Jones State of Tennessee Notary Public County of Williamson

Notary Public

My Commission Expires: 7-6-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.