THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110081060 DEEDWARR
Recvd: 12/22/11 09:59 2 pgs
Fees:13.00 Taxes:441.97

20111222-0099999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,450.00.

Affiant

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Brady Wright, Jr.	Franklin American Mortgage Company	MAP 73-13
1725 Welcome Lane	501 Corporate Centre Drive, Ste. 400	PARCEL 173
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carolyn Jarrett Elam, Trustee of the Carolyn Jarrett Elam Trust dated July 25, 2007**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Brady Wright, Jr., unmarried and Karen L. Mullen and Paul K. Mullen, Jr., wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 95 on the Plan of Henderson Gardens, Section II, of record in Book 2900, page 101, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 95 fronts 80.0 feet on the northerly margin of Welcome Lane and runs back between lines, measuring 111.7 feet on the westerly side and 134.6 feet on the easterly side to a broken line in the rear, on which it measures 109.5 feet.

Being the same property conveyed to Carolyn Jarrett Elam by Executor's Deed from Carolyn Jarrett Elam and Jerry Winston Nathaniel Jarrett, as Co-Executors under the Last Will and Testament of Christine Jarrett of record in Instrument No. 20000531-0054018, said Register's Office, dated May 26, 2000.

Being the same property conveyed to Carolyn Jarrett Elam, Trustee, and her successors in trust, of the Carolyn Jarrett Elam Trust dated July 25, 2007 by quitclaim deed from Carolyn Jarrett Elam of record in Instrument No. 20070726-0089030, said Register's Office, dated July 25, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1725 Welcome Lane, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this the 21st day of December, 2011.

Carolyn Jarrett Elam Trust dated July 25, 2007

Carolyn Jarrett Elam, Trustee

Carolyn Jarrett Elam, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carolyn Jarrett Elam** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Carolyn Jarrett Elam Trust dated July 25, 2007** the within named bargainors, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Carolyn Jarrett Elam** as such **Trustee**.

Witness my hand and seal this the 21st day of December, 2011.

My Commission expires 1-9-12

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Jarrett Elam** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2011.

My Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2011.

My Commission expires _____

Notary Public