This Instrument Prepared By:
Attorney Larry K. Tolbert
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Harvie E. Franklin, III
640 Pippin Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MAP/PARCEL
163-2-B-136CO

MORTGAGEE:
First Community Mortgage Inc.
275 Robert Rose Drive
Murfreesboro, TN. 37129

BILL GARRETT, Davidson County
Trans:T20110082827 DEEDWARR
Recvd: 12/30/11 13:09 2 pgs
Fees:13.00 Taxes:332.63
20111230-0102260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Regal Homes Co., a Tennessee Corporation,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Harvie E. Franklin, III, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 128, Berkley Hall, Section Two-Townhomes, PUD, (formerly known as Hickory Highlands P.U.D., Phase II), according to Master Deed of record in Instrument No. 20061127-0146201, amended by Instrument No. 20070705-0079992, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

The captioned property was formerly known as Unit No. 128, Plan of First Amendment, Berkley Hall, Phase Five, Section One of Hickory Highlands PUD, as shown on the plat appearing of record in Instrument No. 20050706-0077601 (corrected in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048), and amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416).

Being a portion of the same property conveyed to Regal Homes, Inc., by Substitute Trustee's Deed dated September 21, 2009, of record in Instrument No. 20090925-0089406, as corrected by Scrivener's Affidavit dated March 11, 2010, of record in Instrument No. 20100312-0019071, said Register's Office; and by Scrivener's Affidavit dated December 20, 2011, of record in Instrument No. 20111221-0099570, said Register's Office. (Regal Homes, Inc., Regal Homes Co., Inc., and Regal Homes Co. is one and the same.)

Matters of plat of record in Instrument No. 20050706-0077601, (corrected in Instrument No. 20050725-0086047) Instrument No. 20050725-0086048, and Instrument No. 20050923-0114416, said Register's Office. See also, storm water detention agreement of record in 20040303-0023979; Master Deed of record in Instrument No. 20061127-0146201 and 20070705-0079992; Charter of record in Instrument No. 20061127-0146201; instrument of record in 20050125-0008851, corrected in Instrument No. 20050223-0019584, and Instrument No. 20070621-0074238, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat, said Register's Office; and Supplementary Declaration and Restrictions of record in Deed Book 388, page 690; Amended Declaration of Covenants and Restrictions of record in Deed Book 524, page 569; restrictions of record in Deed Book 349, page 218, said Register's Office.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20061031-0135165 and 20070509-0055919, said Register's Office.

This is improved property known as 640 Pippin Drive, Antioch, Tennessee 37013.

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, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 28th day of December, 2011.

Regal Homes, Co.
A Tennessee Corporation

By: _____
Steven D. Reigle, Vice-President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared **Steven D. Reigle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Vice-President of Regal Homes, Co.,** the within-named bargainor, a Tennessee Corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice-President.

WITNESS my hand and official seal at office this 28th day of December, 2011.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 8-18-12

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$89,900.00.**

_____
AFFIANT

Subscribed and sworn to before me on this 28th day of December, 2011.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 8-18-12