This Instrument is being recorded pursuant to Powers of Attorneys of record in Instrument No. 20120227-0016457 and Instrument No. 20120227-0016458 For Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 2012.

_____
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. &, Shirley P. Biffle 306 AutumnChase Dr. Nashville, TN 37214	Franklin American Mortgage Company 501 Corporate Centre Dr, Franklin, TN 37067	Map & Parcel 084040A30600CO

For and in 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,

Norman Edwin Briley, Jr., Lynn Alan Briley (by and through Norman Edwin Briley, Jr., Attorney in Fact) and David Larkin Briley (by and through Norman Edwin Briley, Jr., Attorney in Fact,) as devisees under the Will of Virginia Stone Briley

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James W. Biffle and wife, Shirley P. Biffle

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:

Unit 306 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, and conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Virginia S. Briley, widow by Deed from Mildred Beaty Dale, Carman Beaty Atkins, Gary Douglas Beaty, Albert Dale, Jr., Carolyn Dale, and Hunter Winsted Beaty, and Wales Beaty dated February 28, 1990 of record in Book 8091, Page 323, Register's Office for Davidson County, Tennessee. Virginia S. Briley died testate December 27, 201. Property now vests in Norman Edwin Briley, Jr., Lynn Alan Briley aka Lynn Allan Briley and David Larkin Briley as devisees under the Will of Virginia Stone Briley. Virginia S. Briley and Virginia Stone Briley are one and the same person.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 7718, Page 418, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Autumn Chase Condominiums, Charter of record in Book 7728, Page 111, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7718, Page 418, Instrument No. 20050823-0100514, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Sewer/Storm Drainage to Metro Government in Book 7240, Page 692, said Register's Office.
4) Property is subject to easement for Sewer Easement to Cumberland Trace Partnership in Book 6113, Page 475, said Register's Office.
5) Property is subject to easement for ingress/egress to Ellen Pack Vantrease (Hicks) in Book 7499, Page 227, said Register's Office.
6) 2012 taxes and subsequent years.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **306 Autumn Chase Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans: T20120013848 DEEDWARR
Recvd: 02/27/12 08:34 2 pgs
Fees: 13.00 Taxes: 527.25

20120227-0016459

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(s) this 23rd day of February, 2012.

Norman Edwin Briley, Jr.

Lynn Alan Briley by Norman Edwin Briley, Jr. Attorney in Fact

David Larkin Briley by Norman Edwin Briley, Jr. Attorney in Fact

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Norman Edwin Briley, Jr., with whom I am personally acquainted, (or who 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, at office, this 23rd day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norman Edwin Briley, Jr., Attorney-in-Fact for Lynn Alan Briley, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Lynn Alan Briley for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of February, 2012

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norman Edwin Briley, Jr., Attorney-in-Fact for David Larkin Briley, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf David Larkin Briley for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of February, 2012

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076