Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans: T20120026656 DEEDWARR
Recvd: 04/12/12 10:08 2 pgs
Fees: 13.00 Taxes: 1480.00
20120412-0031260

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Chris Lind
Affiant

Subscribed and sworn to before me, this 10th day of April, 2012.

Tonya B Cherry
Notary Public
My commission expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21 2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip D. Endom, Jr. 761 Darden Pl. Nashville TN 37205	Franklin American 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	10216005300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James C. Hulme, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Phillip D. Endom, Jr. and wife, Stephanie P. Endom hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 188 on the Plan of Hillwood Estates Section Nine - Part Two, as of recore in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Hulme and Virginia H. Cavert, by deed from David L. Slaughter and wife Monica L. Slaughter of record in Book 9671, page 311, dated 05/12/95, Register's Office for Davidson County, Tennessee. The said Virginia H. Cavert having since died testate, leaving James C. Hulme as sole owner by right of survivorship.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) Easement as set forth in instrument recorded in Book 4337 Page 177

This property is improved property known as 761 Darden Pl., Nashville, Tennessee 37205

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 10 day of April, 2012.

James C. Hulme

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Hulme , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of April, 2012.

Notary Public

My Commission expires: 2/20/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07070