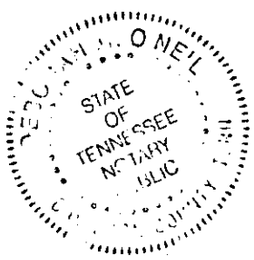
23930-8 3x14A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00. Kathy Goodson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2012. Notary Public MY COMMISSION EXPIRES: 1/6/14 (AFFIX SEAL)



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura S. Creekmore and Ralph Ashby Barnes	Franklin American Mortgage	MAP 141-15-D
512 Welton Court	501 Corporate Centre Drive #400	PARCEL 154.00CO
Nashville, TN 37221	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, **John P. Gromos and wife, Elizabeth L. Gromos,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura S. Creekmore and Ralph Ashby Barnes, 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:

Land in Davidson County, Tennessee, being Lot number 154 on the Plan of Phase III-C of "Sheffield" on the Harpeth, as of record in Book 7900, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John P. Gromos and wife, Elizabeth L. Gromos by deed recorded instrument 20000306-0021632, said Register's Office.

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 IMPROVED property known as **512 Welton Court, Nashville, TN 37221.**

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 our hands this the 31st day of May, 2012.

BILL GARRETT, Davidson County
Trans:T20120040862 DEEDWARR
Recvd: 06/04/12 13:08 2 pgs
Fees:13.00 Taxes:1221.00



20120604-0048417

Elizabeth L. Gromos
Elizabeth L. Gromos

John P. Gromos by Elizabeth L. Gromos his attorney in fact
John P. Gromos by Elizabeth L. Gromos, Attorney-in-Fact

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 **Elizaberth L. Gromos** 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 31st day of May, 2012.

My Commission expires 1-9-16



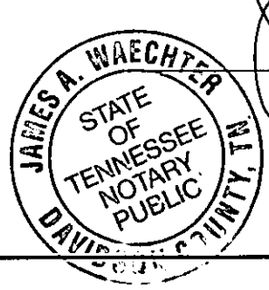
Notary Public

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 **Elizabeth L. Gromos** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **John P. Gromos**, as his Attorney in Fact, as the free act and deed of the within named **John P. Gromos**.

Witness my hand and official seal this the 31st day of May, 2012.

My Commission expires 1-9-16



Notary Public