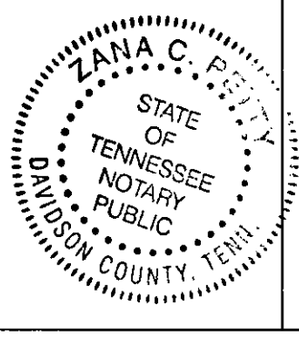
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00

X Paul S Pruett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul S. Pruett	Franklin American Mortgage	Parcel ID:
805 Walden Way	501 Corporate Drive	075160A05000CO
Hermitage, TN 37076	Plano, TX 75024-4100	

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

Glenda L. Ezell and husband, Kenneth R. Ezell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Paul S. Pruett and wife, Tammera S. Pruett

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. 29, on the Plan of Phase 2-B, Walden Woods, of record in Instrument 20010226-0017620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Glenda L. Ezell and husband, Kenneth R. Ezell by deed from Frank Batson Homes, Inc. of record in Instrument 20030630-0090028, Register's Office for said County, dated June 27, 2003.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11244, Page 105 and 120, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010226-0017620, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 805 Walden Way, Hermitage, TN 37076

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 6th day of July, 2012.

Glenda L. Ezell

Kenneth R. Ezell

BILL GARRETT, Davidson County
Trans:T20120050612 DEEDWARR
Recvd: 07/10/12 10:38 2 pgs
Fees:13.00 Taxes:810.30

20120710-0060463

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 Glenda L. Ezell and Kenneth R. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2012.

My Commission Expires: 2/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.