(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 23rd day of July, 2012

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120054490 DEEDWARR
Recvd: 07/25/12 10:07 2 pgs
Fees:13.00 Taxes:534.65
20120725-0065255

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Carty	Franklin American Mortgage Co.	142-15-0
(NAME)	(NAME)	(MAP)
623 Harpeth Bend Drive	501 Corporate Centre Drive,Ste. 400	054.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Gwen F. Scherer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James G. Carty and Maurine P. Carty, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 13, on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John G. Scherer and wife, Kristin F. Scherer, by deed dated January 15, 1988, from Hollis C. J. Inman and wife, Judith L. Inman, of record in Book 7478, page 60, and further conveyed to John G. Scherer by Quitclaim Deed dated March 16, 1989, from Kristin F. Scherer, of record in Book 7806, page 536, and further conveyed to Gwen F. Scherer, by Quitclaim Deed dated 07-18-12, from John G. Scherer, of record in Book X, page ___, all in the Register's Office for Davidson County, TN. * 20120725-0065254

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 623 Harpeth Bend Drive, Nashville, Tennessee 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 my/our hand(s) this 23rd day of July, 2012.

Gwen F. Scherer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gwen F. Scherer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of July, 2012.

Notary Public

My Commission Expires: 7/4/2015

John M. Wells
State of Tennessee Notary Public
Davidson County