WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2012.

Notary Public

My commission expires: 4/20/15
(AFFIX SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120056296 DEEDWARR
Recvd: 07/31/12 15:10 2 pgs
Fees: 13.00 Taxes: 407.00

20120731-0067578

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Richardson	**Franklin American Mortgage Co.**	**Map 033-04-B Parcel 017.00CO**
204 Nathan Drive	**501 Corporate Centre Drive #400**	
Goodlettsville, TN 37072	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James Larry Williams, devisee and James Larry Williams, Administrator C.T.A. of the Estate of Frances E. Williams, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Richardson , married
***F.**

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 No. 17 on the Final Plat of Dry Creek Pointe, Section One, of record in Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Frances Williams, unmarried by Deed from Gary William Heinke and wife Belinda Diann Reinke, dated December 15, 2000, of record in Instrument No. 20001219-0124401, said Register's Office. The said Frances E. Williams died July 5, 2010 leaving a Last Will and Testament, which has been admitted to probate in the Probate Court for Davidson County under Case No 10P-1643. Pursuant to said Will, the property was devised to James Larry Williams. Notwithstanding the above, the assets of the Estate were insufficient to satisfy all claims filed against the Estate, and the subject property was brought back into the Estate by Order of the Probate Court entered August 18, 2011. The present sale was further approved by Order of the Probate Court entered July 19, 2012. James Larry Williams, devisee under the Will, joined by James Larry Williams, Administrator C.T.A. of the Estate, shall jointly complete the conveyance of the property.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9863, Page 153; By-Laws of record in Book 9863, Page 160, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **204 Nathan Drive, Goodlettsville, TN 37072**

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 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 **27th** day of **July, 2012.**

James Larry Williams, devisee

James Larry Williams, Administrator C.T.A.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, James Larry Williams, devisee and James Larry Williams as Administrator C.T.A., the within named seller, 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 Nashville, Tennessee, this **27th** day of **July, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY