THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120057609 DEEDWARR
Recvd: 08/03/12 14:20 2 pgs
Fees:13.00 Taxes:1398.60
20120803-0069179

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***378,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2012.

Notary Public

My Commission Expires: 11/07/2013

ADDRESS OF NEW OWNER

Christopher Richard Boyd
916 Evans Road
Nashville, Tennessee 37204

SEND TAX BILLS TO

Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 132-02-0
PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Eight Thousand and 00/100 Dollars ($***378,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mary Susannah Sherman Biddle, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Christopher Richard Boyd and Samantha Jean Boyd, husband and wife, (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 part of Lot No. 74 on the Plan of Brookhaven Estates, as of record in Book 1835, pages 49, 50, and 51, said Register's Office, (all of Lot No. 74 except the southwest triangular corner) and the northeast corner of Lot No. 34 on the plan of Rolling Meadows as of record in Book 1424, pages 98 and 99, said Register's Office, described as follows:

BEGINNING at a point in the northerly margin of Evans Road, at the corner of Lots 74 and 75, Brookhaven Estates; thence with the line between said lots, northerly 213.3 feet to a point; thence westerly passing the northwest corner of Lot 74 of Brookhaven Estates, at 159.7 feet and continuing along the north line of Lot 34 of Rolling Meadows plan a total distance of 202.1 feet to a point; thence southerly 203.4 feet to a point in the north margin of Evans Road, which point is 42.4 feet east of the southwest corner of Lot 74 of said Brookhaven Estates; thence easterly 202.1 feet to the point of beginning.

BEING the same property conveyed to Perry H. Biddle, Jr. and wife, Mary S. Biddle, by Warranty Deed dated June 10, 1991, from Tracy D. Prentice and wife, Charlotte A. Prentice, of record in Book 8372, page 327, in the Register's Office for Davidson County, Tennessee; and being the same property further conveyed to Mary Susannah Sherman Biddle by Quitclaim Deed dated November 3, 1997, from Perry H. Biddle, Jr. of record in Book 10673, page 465, in the Register's Office for Davidson County, Tennessee; and being the same property further

conveyed to Mary Susannah Sherman and husband, Perry H. Biddle, Jr., as tenants by the entirety, by Quitclaim Deed dated December 28, 2004, from Mary Susannah Sherman Biddle of record as Instrument 20050104-0001416 in the Register's Office for Davidson County, Tennessee; the said Mary Susannah Sherman being one and the same person as Mary Susannah Sherman Biddle, the Grantor herein, the name "Biddle" being inadvertently and by error omitted in the Quitclaim Deed of record as Instrument No. 20050104-0001416, R.O.D.C., TN.; the said Perry H. Biddle, Jr. having since died on February 10, 2011.

This is improved property known as 916 Evans Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Brookhaven Estates of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, and the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 1 day of August, 2012.

Mary Susannah Sherman Biddle

Mary Susannah Sherman Biddle

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 Mary Susannah Sherman Biddle, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 1 day of August, 2012.

Mitchell A. Watts

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8.20.13