THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***280,000.00.

Christie Wilson
Affiant

BILL GARRETT, Davidson County
Trans:T20120060092 DEEDWARR
Recvd: 08/13/12 14:34 2 pgs
Fees:13.00 Taxes:1036.00
20120813-0072278

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 9th day of August, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8-20-13

ADDRESS OF NEW OWNER

Bettina L. Beard
5103 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

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

MAP & PARCEL NOS.

MAP 091-15-0
PARCEL 171.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($***280,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, John Whildin and Victoria M. Whildin, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Bettina L. Beard, an unmarried woman, and Patrick Ryan, an unmarried man, (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. 1 on the Plan of Blair Realtors, Inc. Subdivision of record in Book 5190, Page 371, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John Whildin and Victoria M. Makovec, both unmarried, as tenants in common with right of survivorship, by Warranty Deed dated October 26, 2006, from Victoria Lee Elliott, unmarried, of record as Instrument Number No. 20070129-0011672 which is a re-recording of Instrument No. 20061103-0137286 in the Register's Office for Davidson County, Tennessee; the said John Whildin and Victoria M. Makovec having since married and the said Victoria M. Makovec is now known as Victoria M. Whildin.

This is improved property known as 5103 Elkins Avenue, Nashville, Tennessee 37209.

Christie Wilson executes this document on behalf of John Whildin and Victoria M. Whildin pursuant to a Power of Attorney recorded simultaneously herewith as Instrument No. 20120813-0072277 in the Register's Office for Davidson County, Tennessee.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Blair Realtors Inc. Subdivision of record in Book 5190, page 371, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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 GRANTORS have executed this instrument on this the 9th day of August, 2012.

John Whildin by Christie Wilson,
John Whildin

By: Attorney in fact
Christie Wilson
Attorney in Fact

Victoria M. Whildin
Victoria M. Whildin

By: Christie Wilson, attorney in fact
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of John Whildin and Victoria M. Whildin and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of John Whildin and Victoria M. Whildin.

WITNESS my hand and official seal this 9th day of August, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY