Box 14

File No. 24390-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084091 DEEDWARR
Recvd: 11/05/12 09:06 2 pgs
Fees:13.00 Taxes:795.50
20121105-0101409

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Affiant

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

Notary Public

My commission expires: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Steven A. Duffy **Wendy K. Duffy**	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**Map 146-16-0, Parcel 028.00**
481 Hogan Road	**501 Corporate Centre Drive, Suite 400**	
Nashville, TN 37220	**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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Craighead Patten Properties II, a Tennessee general partnership

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

Steven A. Duffy and Wendy K. Duffy, 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:

LAND in Davidson County, Tennessee, being Lot No. 79 on the Plan of Brentwood Hall, Section IV, as of record in Book 2083, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Craighead Patten Properties, II, a Tennessee general partnership, by Deed from Thomas C. Alsup, married, dated November 5, 2010, of record in Instrument No. 20101109-0089750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2198, Page 3, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (X___) Unimproved (____) property, known as **481 Hogan Road, Nashville, TN 37220**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 1st day of November, 2012.

Craighead Patten Properties II
a Tennessee general partnership

By: CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company, its General Partner

Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Asst. Chief Manager of CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company (the "LLC"), and who further acknowledged the LLC, to be the Managing General Partner of CRAIGHEAD PATTEN PROPERTIES, II, a Tennessee general partnership the within named bargainor, a Tennessee joint venture, and that he as such Asst. Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the LLC by himself as such Asst. Chief Manager, said LLC signing as Managing partner.

Witness my hand, at office in Nashville, Tennessee, this **1st** day of **November, 2012.**

Notary Public

My Commission Expires: 9-[illegible]

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY