STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2013.

Notary Public
MY COMMISSION EXPIRES: 08/23/2016
File No. G13-6082D

BILL GARRETT, Davidson County
Trans:T20130020039 DEEDWARR
Recvd: 03/12/13 11:57 2 pgs
Fees:13.00 Taxes:888.00
20130312-0024495

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Kelly Day, an unnmarried man (NAME)	Franklin American Mortgage Company (NAME)	72-3-308
1228 Greenfield Avenue (STREET ADDRESS)	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Carol Lynne Minor, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Kelly Day, an unnmarried 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:

First tract: Being the westerly part of Lot No. 107 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said Part of Lot No. 107 front 57.2 feet on the southerly side of Greenfield Avenue and runs back 189.75 feet on the westerly line and 189.8 feet on the easterly line to a dead line on which it measures 57 feet.

Second Tract: Being the southerly 9 feet of the easterly part of Lot No. 107 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said county, described as follows:

Beginning on the westerly margin of Oxford Street, extended, at the southeast corner of Lot No. 107; thence with the westerly margin of said street, northwardly 9 feet; thence westwardly 69 feet, more or less, to the easterly line of the property conveyed to H.G. Young and wife, Louise Patterson Young, by deed from G.R. Jones and wife, of record in Book 919, page 796, said Register's Office; thence with said Young's easterly line, southwardly 9 feet to the dividing line between Lots Nos. 68 and 107; thence with said line eastwardly 69 feet to the beginning.

BEING the same property conveyed to Carol Lynne Minor, unmarried from Katherine P. Darnell, unmarried, by Deed dated October 14, 1992, in Book 8760, Page 255, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer and/or storm drainage as recorded in Book 4283, page 336, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1228 Greenfield Avenue, Nashville, TN 37216.

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. 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.

Witness my/our hand(s) this 8th day of March, 2013.

Carol Lynne Minor — March 08, 2013
Carol Lynne Minor — Date

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 Carol Lynne Minor, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066