WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089297 DEEDWARR
Recvd: 10/16/13 16:07 2 pgs
Fees:13.00 Taxes:851.00

20131016-0108255

G-PP-13-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerry Bush (NAME)	**Franklin American Mortgage Co.** (NAME)	**52-7-97.00**
7117 Coleman Circle (ADDRESS)	**501 Corporate Centre Dr # 400** (ADDRESS)	
Baxter, TN 38544 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **DEENA S. BLACKSTONE AND NATHANAEL C. BLACKSTONE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERRY BUSH, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF NEELEY'S BEND ROAD, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF SANITARIUM ROAD AND SAID NORTHERLY RIGHT-OF-WAY OF NEELEY'S BEND ROAD; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF NEELEY'S BEND ROAD, NORTH 67 DEGREES 49 MINUTES 30 SECONDS WEST, 224.75 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 30 DEGREES 12 MINUTES 05 SECONDS EAST, 316.66 FEET TO AN IRON PIN; THENCE, SOUTH 58 DEGREES 20 MINUTES 43 SECONDS EAST, 219.74 FEET TO AN IRON PIN IN THE WESTERLY RIGHT-OF-WAY OF SANITARIUM DRIVE; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 29 DEGREES 36 MINUTES 37 SECONDS WEST 279.72 FEET TO THE BEGINNING.

INCLUDED BUT EXCLUDED FROM ABOVE DESCRIBED PROPERTY:

RIGHT-OF-WAY: COMMENCING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF NEELYS BEND RD, 25.17 FEET LEFT OF THE CENTERLINE STATION 23+68.76 FOR PROJECT 06-R-02, SAID POINT BEING THE POINT OF COMMENCING. THENCE: N 32 DEG. 32 MIN. 32 SEC. E A DISTANCE OF 9.74 FEET;THENCE: S 63 DEG. 56 MIN. 53 SEC. E A DISTANCE OF 224.39 FEET;THENCE: S 32 DEG. 57 MIN. 04 SEC. W A DISTANCE OF 7.61 FEET; THENCE: N 64 DEG. 29 MIN. 03 SEC. W A DISTANCE OF 224.75 FEET TO THE POINT OF COMMENCING; CONTAINING 1964 SQUARE FEET, MORE OR LESS; PERMANENT CONSTRUCTION EASEMENT COMMENCING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF NEELYS BEND RD, 25.17 FEET LEFT OF THE CENTERLINE STATION 23+68.75 FOR PROJECT 06-R-02, THENCE: N 33 DEG. 32 MIN. 32 SEC. E A DISTANCE OF 9.74 FEET; SAID POINT BEING THE POINT OF COMMENCING; THENCE: N 33 DEG. 32 MIN. 32 SEC. E A DISTANCE OF 15.13 FEET; THENCE: S 63 DEG. 56 MIN. 53 SEC. E A DISTANCE OF 224.23 FEET; THENCE: N 32 DEG. 57 MIN. 04 SEC. W A DISTANCE OF 15.11 FEET; THENCE: N 63 DEG. 56 MIN. 53 SEC. W A DISTANCE OF 224.39 FEET TO THE POINT OF COMMENCING; CONTAINING 3365 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2006-OPT5 ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5 TO DEENA S. BLACKSTONE AND NATHANAEL C. BLACKSTONE, WIFE AND HUSBAND AS RECORDED ON THE 6TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071206-0141262 AND CORRECTED IN SCRIVENER'S AFFIDAVIT AS RECORDED IN INSTRUMENT NO. 20090413-0033082, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20061009-0124844; INSTRUMENT NO. 20090513-0043926; BOOK 8226, PAGE 670, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **103 Sanitarium Road Madison, Tennessee 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of October, 2013.

Deena S. Blackstone

Deena S. Blackstone

Nathanael C. Blackstone

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEENA S. BLACKSTONE AND NATHANAEL C. BLACKSTONE, the within named bargainor, 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 the 10th day of October, 2013.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212