This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $91,000.00.

Affiant

Subscribed and sworn before me this the 4th day of November, 2005.

Notary Public
My commission expires: 3/31/07

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/10/05 10:55 2 pgs
Fees:13.00 Taxes:336.70
20051110-0136338

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chitiqua Walker 135 Thistle Lane Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. S-400 Franklin, TN 37067	86-14-0-A-135.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberly Bramley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chitiqua Walker, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the Davidson County, Tennessee, being Unit 135, as shown on the map entitled Hermitage Meadows Subdivision, Stage Two, of record in Plat Book 5200, page(s) 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property to Denny Phillips and wife, Kim Bramley-Phillps, by deed from David R. Norman and wife, Dawn M. Norman, of record in Book 9387, page 176, as corrected in Book 10686, page 369, and Book 11416, page 922, said Register's Office, being further conveyed to Kimberly Bramley, by deed from Denny Phillips, of record as Instrument No. 20050419-0043613, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 135 Thistle Lane, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of November, 2005.

Kimberly Bramley

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Bramley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2005.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

FILE BOX 45