STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2005

Notary Public

MY COMMISSION EXPIRES: 1/20/08
(AFFIX SEAL)

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara L. Knight (NAME)	Franklin American Mortgage Co. (NAME)	52-1-93
320 Harrington Avenue (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Franklin, Tn 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert N. Cunningham and wife, Marjorie S. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara L. Knight, unmarried

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, near the City of Nashville, being Lot No. 27, Block "A", on the Map of Crittenden Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert N. Cunningham and wife, Marjorie Smith Cunningham by deed dated 8/24/48 and recorded 8/26/48 from Mike J. Smith and wife, Prudy A. Smith of record in Book 1636, page 254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Marjorie Smith Cunningham and Marjorie S. Cunningham being one and the same person.

Davidson County DEEDWARR
Recvd: 12/08/05 09:42 2 pgs
Fees:13.00 Taxes:295.63
20051208-0147612

unimproved ( )
This is improved (X) property, known as 320 Harrington Avenue, Madison, Tn 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 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. 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 our hand s this 22nd day of November, 2005

Robert N. Cunningham
By: Robert N Cunningham By Janice Elizabeth Allardice Attorney-in-fact
Janice Elizabeth Allardice, Attorney-in-fact
Marjorie S. Cunningham
By: Marjorie S. Cunningham By Janice Elizabeth Allardice Attorney-in-fact
Janice Elizabeth Allardice, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie S. Cunningham

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of November, 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 22nd day of November, 2005, personally appeared before me, Janice Elizabeth Allardice, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Robert N. Cunningham and Marjorie S. Cunningham and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 22nd day of November, 2005

My commission expires 04/05/09

Mark W. Kilpatrick

Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY