26-1-029

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

P-KW-06-5921

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy L. Thomas	Franklin American Mtg. Co.	
5921 Manor Place	501 Corporate Centre Dr. #400	160.16-50.00
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(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 JEFFREY P. HUTTON AND TRACEY B. HUTTON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTY L. THOMAS, UNMARRIED, 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:

LAND in Davidson County, Tennessee, being Lot No. 256 on the Plan of Hearthstone Subdivision, Phase 6, Revised, a Planned Unit Development, as of record in Book 6900, pages 254 and 255, 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 Jeffrey P. Hutton and Tracey B. Hutton, husband and wife, by deed from Todd J. Mullenger and Mary K. Mullenger, husband and wife, dated August 26, 1997 and filed of record in Book 10585, page 718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 6250, page 991 (revised in Plat Book 6900, page 254); book 6995, page 646; book 6917, page 575; book 7053, page 982; book 9945, page 958; book 7054, page 19; book 6259, page 857; book 7429, page 554; Regiser's Office for said County.

unimproved ( )
This is improved (X) property, known as 5921 Manor Place, Brentwood, Tennessee 37027
(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 28th day of February, 2006.

Jeffrey P. Hutton

Tracey B. Hutton

Davidson County DEEDWARR
Recvd: 03/06/06 14:19 2 pgs
Fees:13.00 Taxes:1067.45

20060306-0025740

STATE OF Tennessee
COUNTY OF Davidson

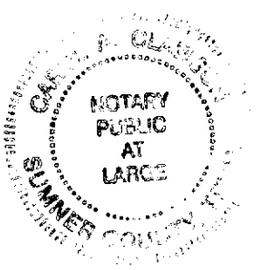
On this the 28th day of February, 2006, before me personally appeared Jeffrey P. Hutton and Tracey B. Hutton, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959