Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,600.00

Affiant

Subscribed and sworn to before me, this 1st day of September 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 09/07/06 10:02 2 pgs
Fees:13.00 Taxes:309.32
20060907-0110585

Address of New Owner:	Send Tax Bills to:	Tax Information
Adrian D. Sperka	First Horizon Home Loan Corp	053-03-0-119
1402 Elliston Street	1555 West Walnut Hill Lane, Suite 200	
Old Hickory TN 37138	Irving, TX 75038	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Matthew Lee Miller and Whitney Carol Miller, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Adrian D. Sperka and Mary E. Sperka, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 119, of Section C on the Plan of Village of Old Hickory, as shown on plat of record in Plat Book 1424, page 66, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 57.0 feet on the westerly side of Elliston Street and extends back between parallel lines measuring 60.0 feet to a dead line at the rear measuring 57.0 feet thereon.

Being the same property conveyed to Matthew Lee Miller in Instrument No. 20030604-0076892, recorded 6/4/2003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 053-03-0-119.00; (2) All matters shown on Plat recorded in Book 1424, page 66, Register's Office for Williamson County, Tennessee.

This property is improved property known as 1402 Elliston Street, Old Hickory, TN 37138.

Whitney Carol Miller joins in this conveyance to forever disclaim any and all interest she holds in the property, marital or otherwise, if any.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of September, 2006.

Mathew Lee Miller

Whitney Carol Miller

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 Mathew L. Miller and Whitney Carol Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of September 2006.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2006080226D