Davidson County DEEDWARR
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Fees:13.00 Taxes:503.20

20060929-0120912

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

Subscribed and sworn to before me, this 27TH day of September, 2006.

Notary Public
My commission expires: 5/22/2010

05-0609-63139

Address of New Owner:	Send Tax Bills to:	Tax Information
Vandeon Griffin	Franklin American Mortgage	165-13-0-A-123
3920 Pepperwood Drive	501 Corporate Centre Drive, Suite 400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark Corradetti, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vandeon Griffin and wife, Kimberly Griffin, hereinafter called the Grantees, their successors 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, being Lot No. 465, on the Plan of Section Ten, Peppertree Forest, of record in Plat Book 7900, Page 938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Corradetti by deed from Thiagi Sivapatham, dated 5-8-01, recorded 5-22-01, of record in Instrument No. 20010522-0052772, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark Corradetti and wife, Suzanne Corradetti by quitclaim deed from Mark Corradetti, dated 4-19-02, recorded 4-26-02, of record in Instrument No. 20020426-0051444, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark Corradetti by quitclaim deed from Suzanne Corradetti, dated 10-14-04, recorded 10-20-04, of record in Instrument No. 20041020-0126055, Register's Office for Davidson County, Tennessee.

The subject property is not the principal residence of the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3920 Pepperwood Drive, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 25th day of September, 2006.

Mark Corradetti

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Corradetti, 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 in Franklin, TN, ~~CA~~ this 25th day of September, 2006.

Notary Public

My Commission expires 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY