File Box 30

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $184,400.00

Paula Thompson
Affiant

Subscribed and sworn to before me, this 27th day of February, 2007.

Cissy J. Williams
Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC CISSY J. WILLIAMS COUNTY OF DICKSON My Comm. Expires 7-20-2009

15-0702-150998

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Spalin 416 Jameswood Court Hermitage TN 37076	Sun Trust Mortgage, Inc. 2014th Avenue North 7th Floor Nashville, TN. 37219	75-12-0-B-095

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, Shirleen Griffin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Spalin and wife, Bridget Spalin, 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. 29, on the Plan of Phase Two - Section Five, Brookside Woods, of record in Instrument No. 20011011-0110735, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirleen Griffin by deed from Deborah Presson and husband, Will Presson, dated October 29, 2004, recorded November 10, 2004, of record in Instrument No. 20041110-0135533, Register's Office for Davidson County, Tennessee.

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 416 Jameswood Court, 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 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.

Davidson County DEEDWARR
Recvd: 03/13/07 10:02 2 pgs
Fees:13.00 Taxes:682.28
20070313-0030597

Revised 10/16/2004

WITNESS my hand this 27th day of February, 2007.

Shirleen Griffin

Shirleen Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirleen Griffin, 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 Hermitage, TN, this 27th day of February, 2007.

JENIFER WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jenifer L. Wise

State of Tennessee at Large

My Commission expires 05/03/2010