THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

MAP PARCEL NUMBERS
Map 75.11 Parcel 228

Davidson County DEEDWARR
Recvd: 03/14/07 13:55 3 pgs
Fees:18.00 Taxes:316.35
20070314-0031380

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th** day of **February, 2007**, by and between **LaKiesha Kitchen and Larry Kitchen, both unmarried**, party of the first part, and **Eric D. Bright**, party of the second part,

WITNESSETH: That for and in consideration of **$85,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

BEING Lot No. 6-B of the Zone Lot Division of Lots 4 through 17, of Section One of Meadows of Tulip Grove, of record in Plat Book 6250, page 363, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lakiesha Kitchen and Larry Kitchen, both unmarried, Joint Tenants with Right of Survivorship by deed from Katherine D. Spears formerly Katherine d. Isacsson and husband, Martin Spears, of record in Book/Instrument No. 20020305-0027436 Register's Office, Davidson County, Tennessee, dated 3/1/02 and recorded 3/5/02.

The above referenced property is also known as 680 Mercer Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, page 363, amending Plat Book 5200, page 612; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 6291, page 899, Book/Instrument No. 6250, page 363, said Register's Office; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

LaKiesha Kitchen

Larry Kitchen by LaKiesha Kitchen attorney in fact
Larry Kitchen

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LaKiesha Kitchen ~~and Larry Kitchen, both~~ unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of February, 2007.

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$85,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, 2007.

Notary Public

PROPERTY ADDRESS:
680 Mercer Drive
Hermitage, TN 37076

Name and address of New Owner:
~~Bonnie~~ Eric D. Bright
~~Franklin American Mortgage Company~~
~~501 Corporate Centre Drive~~
~~Franklin, TN 37067~~
680 Mercer Drive
Hermitage, TN 37076

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public, **LaKiesha Kitchen,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, 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 for **Larry Kitchen,** under a power of attorney as recorded in Instrument No. _____, and is authorized by **Larry Kitchen** to execute this instrument on behalf of **Larry Kithcen.**

Witness my hand at office this 28th day of February, 2007.

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Christy D Landrum
Notary Public

My Commission Expires: 8/27/10

[SEAL]