MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is $215,000.00 Wendy Lake Affiant Subscribed and sworn to before me, ~~this~~ 29th day of March, 2007. Maud Notary Public Expiration of commission. 6/9/07

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/02/07 12:45 2 pgs
Fees:13.00 Taxes:795.50
20070402-0038964

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly V. Forsyth	~~New Owner~~ Franklin American Mtg Centre	**Map 97 Group 16-0-A Parcel 63**
5149 Bay Overlook Drive	501 Corporate Dr. Ste 400	
Hermitage, Tennessee 37076	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

David Pring and Holly Pring, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly V. Forsyth, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 95 on the plan of Phase Two, First Revision of The Peninsula, a Planned Unit Development, of record in Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Pring and Holly Hardison by Warranty Deed from Relocation Resources International, Inc., a Delaware corporation, dated April 25, 2002, of record in Instrument No. 20020508-0056695, Register's Office for Davidson County, Tennessee. Holly Hardison having since married and is now known as Holly Pring.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 352, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9564, Page 693, Book 9754, Page 35, book 9977, Page 359, Book 10333, Page 219 and Book 11258, page 85, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 10693, Page 726, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 7900, Page 854, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10973, Page 39, Book 11181, Page 371, Instrument No. 200008220083193 and Instrument No. 20030313-0033780, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.

This is improved property known as 5149 Bay Overlook Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 29th day of March, 2007.

David Pring

Holly Pring

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David Pring and Holly Pring , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07272-CD**
RECORD & RETURN TO:
Cumberland THG
13024 Lebanon Rd
Mt. Juliet TN 37122