RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/07 09:47 3 pgs
Fees:18.00 Taxes:695.23

20071022-0124581

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~Davidson~~ COOK
THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,900.00.**

Affiant Notary

Subscribed and sworn to before me this 18 day of OCT, 2007

Notary Public Affiant

My Commission expires: 9/19/08 (Affix Seal)

OFFICIAL SEAL
EDWARD D PAWLOWSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/19/08

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Derek E. Carroll	Franklin American Mortgage	173-09-0-A-445.00CO
8660 Gauphin Place	501 Corporate Center Ste	400
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tracey L. May, an unmarried woman, now known as Tracey Lynne Splitt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Derek E. Carroll, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 384 on the plan of Phase Six, Lenox Village, of record in Instrument Number 20050112-0004530, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracey L. May, an unmarried woman, by deed from Regent Homes, LLC, on September 12, 2005, of record in Instrument Number 20050914011077 2, Register's Office for Davidson County, Tennessee. The said Tracey L. May name was changed to Tracey Lynne Splitt by Court Order dated March 26, 2007, File No. 07-672 IV, Chancery Court for Davidson County, Tennessee.

SEE EXHIBIT "A" ATTACHED HERETO.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050112-0004530, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020315-0032826; 20021226-0158458; 20031212-0178492; 20040526-0062220; 20050113-0005133; 20040526-0062221; 20050119-0006853; 20050324-0032209; 20050815-0096405; 20060120-0007914; 20060221-0020352; 20060309-0027423; 20060321-0032383; 20050808-0093370; 20060612-0069716; 20060622-0074677; 20070103-0001284; and 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20020315-0032825; 20021226-0158459; 20040526-0062221; 20060120-0007913; and 20060321-0032382, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8660 Gauphin Place, Nashville, TN 37211**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this October 18, 2007.

Tracey Lynne Splitt

STATE OF ILLINOIS
COUNTY OF COOK

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tracey Lynne Splitt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 18, 2007

My commission expires 9/19/08

Edward D Pawlowski
Notary Public

OFFICIAL SEAL
EDWARD D PAWLOWSKI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/19/08

EXHIBIT "A"

FILED
2007 MAR 26 AM 9:02
DAVIDSON COUNTY CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: NAME CHANGE:

Tracy Lynne May
Petitioner (Type or Print)

FILE NO. 07-672-IV

ORDER

It appears to the Court as evidenced by the petition filed in this matter that the petitioner(s) wishes to change his/her name from

Tracy Lynne May

to Tracy Lynne Splitt

and that it further appearing that change is not made for any fraudulent purpose or for any illegal or improper purpose whatsoever.

IT IS, THEREFORE ORDERED, ADJUDGED and DECREED that the full and complete name of the above named person(s) shall be

Tracy Lynne Splitt

CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 26 DAY OF March 2007
CRISTI SCOTT, CLERK & MASTER
BY _____
DEPUTY