Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $147,500.00

Bonnie Brothers
Affiant

Subscribed and sworn to before me, this 26th day of November, 2007.

Notary Public
My commission expires: 1/23/10

Notary Seal present, but could not be reproduced.

STATE OF TENNESSEE NOTARY PUBLIC

Bill Garrett
Davidson County Register of Deeds

02-0711-45807

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan K. Kirby	Franklin American Mortgage	136-09-0-A-009.00
2717 Smith Springs Road	501 Corporate Centre Drive, Ste 400	
Nashville TN 37217	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, Timothy Surriga Piansay, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan K. Kirby and wife, Bianca A. Kirby, 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 Unit No. 68-A of Edge-O-Lake Estates, Section 20A, a Condominium, a Horizontal Property Regime, located on Smith Springs Road, Nashville, TN, as shown on the Plan of Edge-O-Lake Estates, Condominium Apartments, of record in Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for said County, and as described in a Master Deed of Spring View Townhomes of record in Book 6349, Page 428, as amended in Book 6407, Page 869, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Surriga Piansay by deed from The Hernandez Family Trust dated September 15, 2003, Rita M. Hernandez, Trustee, dated August 31, 2005, recorded September 6, 2005, of record in Instrument No. 20050906-0106589, 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 2717 Smith Springs Road, Nashville, TN 37217

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: 11/30/07 09:32 2 pgs
Fees:13.00 Taxes:545.75
20071130-0138815

WITNESS my hand this 26th day of November, 2007.

11-26-07

Timothy Surriga Piansay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Surriga Piansay, 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 Brentwood, TN, this 26th day of November, 2007.

State of Tennessee at Large

My Commission expires :

1/23/10

