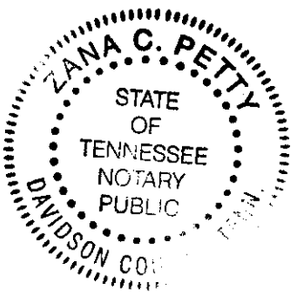
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,500.00

Tawanda Michelle Kimbrough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tawanda Michelle Kimbrough	Franklin American Mortgage	Parcel ID:
809 Redfern Court	501 Corporate Centre Dr., Ste. 400	04301025300
Madison, TN 37115	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 considerations, the receipt of which is hereby acknowledged, we

Dorothy Marie Whitman f/k/a Dorothy Marie Brewer and husband, Kevin Whitman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tawanda Michelle Kimbrough, unmarried

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:

BEING Lot No. 26, on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, Page 55, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Dorothy Marie Brewer by deed from Robert W. Slate, II, of record in Instrument 199912300309334, dated December 29, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 11416, Page 873, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 11190, Page 55; and (3) Sewer Line Easement of record in Book 8829, Page 617, said Register's Office.

The said Kevin Whitman joins in this conveyance to convey any and all marital interest he/she may have in said property.

Dorothy Marie Whitman and Dorothy Marie Brewer being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 809 Redfern Court, Madison, TN 37115

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 26th day of December, 2007.

Dorothy Marie Whitman

Kevin Whitman

Davidson County DEEDWARR
Recvd: 12/27/07 10:16 2 pgs
Fees:13.00 Taxes:423.65

20071227-0147705

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Marie Whitman, with whom I am personally acquainted (or proved to me 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 and official seal at Nashville, Tennessee, this 28th day of December, 2007.

My Commission Expires: 11-22-10

Notary Public

