WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

RACHEL WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

RW-08-312

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey M. Seaborn	Franklin American Mortgage	
312 Bonnacroft Drive (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	75-13-190

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A. HARDEMAN SEABORN, JR. AND WIFE, DEBORAH SEABORN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COREY M. SEABORN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 86, HERMITAGE HILLS, SECTION 1, as shown on plat of record in Plat Book 2900, Pages 48-49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to A. Hardeman Seaborn, Jr., married by Warranty Deed from Oleta G. Seaborn, unmarried, recorded May 29, 2002 in Instrument No. 20020528-0064375 and recorded July 16, 2002 in Instrument No. 20020716-0085162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 2900, Page(s) 48-49, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 312 Bonnacroft Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of May, 2008.

A. Hardeman Seaborn, Jr.

Deborah Seaborn

Davidson County DEEDWARR
Recvd: 05/21/08 15:58 2 pgs
Fees:13.00 Taxes:399.23

20080521-0052389

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Hardeman Seaborn, Jr. and Deborah Seaborn the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530