Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kelani C. Wright
1513 Long Avenue
Nashville, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP 94-1
GROUP
PARCEL 377

Davidson County DEEDWARR
Recvd: 06/16/08 10:55 2 pgs
Fees:13.00 Taxes:906.50
20080616-0061596

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alex Sigg, married, joined by Lana Sigg, his wife** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kelani C. Wright,unmarried** hereinafter called the GRANTEE, her 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. 194 on the Plan of Edgefield Land Co.'s First Subdivision, of record in Plat Book 57, page 130, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alex Sigg, married by deed from Matthew T. Schutz dated September 1, 2006 of record in Instrument no. 20060906-0109877, Register's Office for Davidson County, Tennessee.

Lana Sigg, spouse of Alex Sigg, joins in this conveyance to convey any and all interests she May have; especially her marital interests.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1513 Long Avenue, Nashville, Tennessee 37206.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **12th** day of **June, 2008.**

Alex Sigg

Lana Sigg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alex Sigg and Lana Sigg**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of June, 2008.

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2008.

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011