Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $158,900.00

Wayne Cin
Affiant

Subscribed and sworn to before me, this 19th day of June, 2008.

Alicia Renee Roberts
Notary Public
My commission expires: 3/10/12

ALICIA RENEE' ROBERTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Steven Perryman.	Franklin American Mortgage	160140B13200CO
5836 Brentwood Trace	501 Corporate Centre Drive, Suite 400	
Brentwood, TN 37027	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debora A. Spinetta, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Keith Steven Perryman, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NUMBER 5836 ON THE PLAN OF BRENTWOOD TRACE CONDOMINIUMS, SECOND REVISION, AS OF RECORD IN BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBORA A. SPINETTA BY WARRANTY DEED FROM KATHRYN D. SCHROYER ANDERSON, UNMARRIED, RECORDED IN INSTRUMENT NO. 20050824-0101220, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5836 Brentwood Trace, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/19/08 15:52 2 pgs
Fees:13.00 Taxes:587.93
20080619-0063429

WITNESS my hand this the 17th day of June, 2008.

Debora A. Spinetta

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debora A. Spinetta**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2008.

ARTHUR W. SABATO NOTARY PUBLIC MONTGOMERY MD

Arthur W. Sabato
Notary Public

My Commission expires: _____

ARTHUR W. SABATO
NOTARY PUBLIC STATE OF MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

FILE NO: 2008060841