This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 12/29/08 10:49 2 pgs
Fees:13.00 Taxes:619.75
20081229-0122771

WARRANTY DEED

THIS INDENTURE, made this 30 day of May , A.D., 2008 , by and between

Sandra A. Sikes An unmarried person

First Parties, and

Wilma Jean Lane, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100------ ----Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 19 ON THE SITE PLAN OF HARBOR VILLAGE, PHASE I, PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

OWNER:
WILMA JEAN LANE
619 GLENN CIRCLE
MADISON, TN 37115

RESPONSIBLE TAXPAYER:
FRANKLIN AMERICAN MTG
501 CORPORATE CENTRE DR STE 400
FRANKLIN, TN 37067

PROPERTY ADDRESS: 619 Glen Circle
Madison, TN 37115

MAP & PARCEL: 034-07A019.00CO

Being the same property conveyed to Sandra A. Sikes by deed from Donna B. Cawthon of record in Instrument 200612280160299 on 12/27/2006 and filed for record on 12/28/2006, Register's Office for said County.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Sandra A. Sikes

x _____

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sandra A. Sikes An unmarried person, 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 at office, this 30th day of May, 2008.

✓_____ Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

I hereby swear or affirm that, the actual consideration for this transfer ~~or value~~ of the property transferred, whichever is greater is $ 167,500.00. Affiant _____.

Subscribed and sworn to before me this 23rd day of December, 20 08.

My Commission Expires: 5/24/09

_____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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