Return to: First Title and Escrow Company, Inc.
File Number 28416 Box 9B

Davidson County DEEDWARR
Recvd: 03/10/09 15:26 2 pgs
Fees:13.00 Taxes:358.90
20090310-0021754

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2009.

Notary Public

My commission expires:
(AFFIX SEAL)

BETH M. BROCK
NOTARY PUBLIC OF TENNESSEE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24 2009

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel A. Spies	Franklin American Mortgage	
491 Hickory Glade Drive Unit 93	501 Corporate Centre Drive #400	**Map 162 01 0 C**
Antioch, Tennessee 37013	Franklin, Tennessee 37067	**Parcel 093.00 CO**

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 ACKNOWLEDGE, WE,

Dale Wallace Kirkham, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel A. Spies, 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 a certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 93, Revision of Units 89 thru 99 on the plan of Hickory Glade, Phase 2, of record in Book 6900 page 803 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Dale Wallace Kirkham, by instrument executed July 30, 2004, which is of record as Inst. No. 20040804-0093949, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to matters on the plan of record in Book 6900 page 803, Register's Office for Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record in Book 6824 page 929, Book 6845 page 780, Book 6898 page 896, Book 6824 page 952, Book 6898 page 919, Book 6898 page 920, 6898 page 921, Book 6899 page 562, Book 7260 page 72, Book 6957 page 473, and Inst No. 20031223-0182416, all in said Register's Office.

This is improved property known as **491 Hickory Glade Drive Unit 93, Antioch, TN 37013**

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 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 convenant 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 my/our hand(s) this 3rd day of March, 2009.

Dale Wallace Kirkham

Dale Wallace Kirkham

Single

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Dale Wallace Kirkham,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **3rd** day of **March, 2009.**

William B. Gregory

Notary Public

My Commission Expires: March 30,2010

