03

Realty Title

NEW OWNER:

MICHAEL FRANKLIN
7601 OAKFIELD WAY
BRENTWOOD, TN 37027

SEND TAX BILLS TO:

PRIMELENDING, A PLAINSCAPITAL COMPANY
18111 PRESTON ROAD, SUITE 900
DALLAS, TX 75252

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-1234

Map 181
Control Map 181
Group 10-0-A
Parcel 258.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20090080785 DEEDWARR
Recvd: 11/30/09 15:39 3 pgs
Fees:18.00 Taxes:1006.40
20091130-0109496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Two Thousand and 00/100 Dollars ($272,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SPICEWOOD SERVICES, INC., a Tennessee Corporation** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL FRANKLIN**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 827 on the Plan of Autumn Oaks,* of record in Instrument #20050906-0106510, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. *PHASE 8,

Being part of the same property conveyed to Spicewood Services, Inc., by deed from Jones Bros., LLC, dated 12/31/08, and of record Instrument #20090128-0007319, as corrected by 20090903-0083072, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 7601 OAKFIELD WAY, BRENTWOOD, TN 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument #20050906-0106510, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of November, 2009.

SPICEWOOD SERVICES, INC., a Tennessee Corporation

By: JAMES F. MCCULLOCH, Vice-President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES F. MCCULLOCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Vice-President** of **SPICEWODD SERVICES, INC, a Tennessee Corporation**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 23rd day of November, 2009.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$272,000.00** .

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 23rd day of November, 2009.

Renee Thorne
NOTARY PUBLIC

My commission expires: 3-10-12

RENEE THORNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY