Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100034852 DEEDWARR
Recvd: 06/08/10 13:34 2 pgs
Fees:13.00 Taxes:273.80
20100608-0044486

06-1005-73945

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2010.

Notary Public
My commission expires: 1-12-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Warren J. Peyton	Franklin American Mortgage	044-11-0-016.00
106 Orchard Drive	501 Corporate Centre Drive, Suite 400	
Old Hickory TN 37138	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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Blevins, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Warren J. Peyton, a single man**, hereinafter called the Grantees, their successors 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. 153, on the Plan of Section "A", Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Blevins, a single person by deed from Beverly Ann Hunt a/k/a Beverly Ann Hudspeth, a single person, dated July 22, 1998, recorded July 24, 1998, of record in Book 11033, Page 890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 106 Orchard Drive, Old Hickory, TN 37138

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of June, 2010.

Kimberly Blevins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly Blevins and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7th day of June, 2010.

Notary Public

KATHLEEN M. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires: 01/17/12