WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2010.

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joseph B. Siejakowski	Franklin American Mortgage	Parcel ID:
2724 Bluefield Ave.	501 Corporate Dr., Ste. 400	09601009900
Nashville, TN 37214	Franklin, TN 37067	

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 acknowledged, we

Richard T. Wallace, Trustee of the Wallace Family Trust UDT 12/02/91

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joseph B. Siejakowski and wife, Kara E. Siejakowski

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 Lot No. 3, on the Plan of A.V. Wallace Subdivision, of record in Instrument 20100108-0002112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard T. Wallace, Trustee of the Wallace Family Trust UDT 12/02/91 by Executor Deed from Richard T. Wallace, Executor of the Estate of Olean H. Wallace, of record in Instrument 20090731-0071944, dated July 28, 2009, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 737, Page 258, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20100108-0002112; and (3) Easement for Ingress and Egress of record in Book 4430, Page 679, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2724 Bluefield Ave., Nashville, TN 37214

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 and assigns forever; and we do covenant with 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 covenant 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 hand this day of September, 2010.

The Wallace Family Trust UDT 12/02/91
BY:

Richard T. Wallace, Trustee

Richard T. Wallace, Trustee

BILL GARRETT, Davidson County
Trans:T20100060979 DEEDWARR
Recvd: 09/28/10 10:58 2 pgs
Fees:13.00 Taxes:820.62

20100928-0077074

STATE OF TENNESSEE
COUNTY OF Sevier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard T. Wallace, Trustee of Wallace Family Trust UDT 12/02/91, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of Wallace Family Trust UDT 12/02/91, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Sevierville, Tennessee, this 24 day of September, 2010.

My Commission Expires: 3/26/11

Notary Public

LANNING WYNN
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY