First Volunteer Title of Tennessee, Inc. 1411 West Main Street, Ste C Lebanon, TN 37087

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 06/18/04 15:03 2pgs
Fees:13.00 Taxes:481.00
20040618-0072661

ADDRESS NEW OWNER:
Jason M. Williams
Tori S. Williams
4041 Farmington Woods Dr
Hermitage, TN 37076

SEND TAX BILL TO:
Lender

MORTGAGEE:
Wilmington Finance, A Division of AIG Federal Savings Bank, it's successors and or assigns as their interest may appear.
401 Plymouth Road Suite 400
Plymouth Meeting, PA 19462

MAP **87-5**
GROUP **A**
PARCEL **151**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Hooter and wife, Michelle Erspamer Hooter** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Jason M. Williams and wife, Tori S. Williams**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 60, on the Plan of Farmingham Woods, Phase IV, as shown on plat of record in Plat Book 7900, page 555, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Phillip S. Hooter and Michelle L. Erspamer by Deed of record in Book 11504, Page 336, recorded 06/01/1999, Register's Office for Davidson County, Tennessee.
>
> Phillip Hooter and Michelle L. Erspamer are now married.

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 is improved property known as 4041 Farmingham Woods Dr., Hermitage, Tennessee 37076.

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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they 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 "GRANTORS", do futher covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this the 14 day of June, 2004.

Phillip Hooter

Michelle Erspamer Hooter

Michelle Erspamer Hooter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Phillip Hooter and wife, Michelle Erspamer Hooter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of June, 2004.

Kathleen A. Tomlinson
Notary Public

NOTARY PUBLIC AT LARGE
KATHLEEN A. TOMLINSON
WILSON CO. TENN.

My Commission Expires: 2-2-08

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 130,000.00.

AFFIANT

Subscribed and sworn to before me on this 14 day of June, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
KATHLEEN A. TOMLINSON
WILSON CO. TENN.

My Commission Expires: 2-2-08