THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24703-09-2005**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $134,321.00. Affiant Subscribed and sworn to before me this 9th day of September, 2005. Notary Public My Commission Expires: 9/22/2007

John M. Wells Notary Public at Large Davidson County, Tennessee

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brigitte Kemper 608 Maple Top Drive Antioch, TN 37013	New Owner	Map No.162.01-0D Parcel No. 005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick G. Sandoval and wife, Michelle D. Sandoval,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brigitte Kemper, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 608 Maple Top Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of September, 2005.

Derrick G. Sandoval by Craig Dever, as his Attorney in Fact
Derrick G. Sandoval
By Craig Dever, as his Attorney in Fact

Michelle D. Sandoval by Craig Dever, as her Attorney in Fact
Michelle D. Sandoval
By Craig Dever, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Craig Dever with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Derrick G. Sandoval and Michelle D. Sandoval as their Attorney-In-Fact, and as the free act and deed of the within named Derrick G. Sandoval and Michelle D. Sandoval, as their Attorney in Fact as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of September 2005.

Notary Public

My Commission Expires: /

DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Davidson County DEEDWARR
Recvd: 09/15/05 12:40 2 pgs
Fees:13.00 Taxes:496.99

20050915-0111109

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Maple Valley Subdivision Section Three, as of record in Plat Book 6900, page 968, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Derrick G. Sandoval and wife, Michele D. Sandoval by deed dated 4/28/97 from Randy D. Isbell and wife, Donna S. Isbell of record in Book 10433, page 487, Register's Office for Davidson County, Tennessee. Michele D. Sandoval and Michelle D. Sandoval are one and the same person.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Maple Valley Subdivision Section Three of record in Book 7932, page 285, corrected in Book 8043, page 754, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6315, page 987, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 968, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 462, revised in Book 5200, page 524, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7361, page 238, Register's Office for Davidson County, Tennessee.