record 2nd

Prepared:
2400 Dallas Parkway, Suite 460
Plano, TX 75093

New Property Owners:
Marcie & Ralph Timmerman
1021 Tonyawood Drive.
Old Hickory,TN 37138

Mail to:
~~LandCastle Title~~
~~810 Crescent Center Drive~~
~~Suite 280~~
~~Franklin, Tennessee 37067~~

Parcel ID:
63-16B 166.00 CO

WARRANTY DEED

THIS INDENTURE made this 17th day of March, , 2006 , between Robert T. Kepperling and Helen R. Kepperling, husband and wife, of Davidson County, State of Tennessee, First Parties, and

Marcie and Ralph Steven Timmerman, married

of Davidson County, State of Tennessee , Second Parties.

WITNESSETH: That said First Parties for and in consideration of the sum of ONE DOLLAR CASH AND OTHER GOOD AND VALUABLE CONSIDERATION to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Described in Exhibit "A" attached hereto and made a part hereof

Send tax bills to new owners per A.B.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to applicable restrictions, set back lines and any existing easements.

The preparer of this deed makes no representation as to the status of the title of the property described therein.

with the hereditaments and appurtenances thereto appertaining hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 2006.

Notary Public

My Comission expires:

My Commission Expires June 2009

ANGELA R. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 04/17/06 13:02 3 pgs
Fees:18.00 Taxes:573.50

20060417-0043301

And said First parties, for themselves and for their heirs, executors and administrators, do hereby covenant with the Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals this day of , 20 .

Robert T. Kepperling

Helen R. Kepperling

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me the undersigned Notary Public in and for said County and State, Robert T. Kepperling, the within named bargainor with whom I am personally aquatinted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of December , 20 05.

Notary Public
My Commission Expires: Sept 22, 2007

WALTER D. CONYERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF Virginia }
COUNTY OF City of Lynchburg

Personally appeared before me the undersigned Notary Public in and for said County and State, Helen R. Kepperling, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December , 20 05 .

Notary Public
My Commission Expires: 01.31.08

PATRICIA H. JOHNSON NOTARY PUBLIC CITY OF LYNCHBURG VIRGINIA

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 248 ON THE PLAN OF HAMPTON PARKE (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), AS OF RECORD IN BOOK 6900, PAGE 550, 551 AND 552, AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445, AND BY AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT T. KEPPERLING AND WIFE, HELEN R. KEPPERLING BY WARRANTY DEED FROM CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION, RECORDED THE 19TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030219-0021085, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.