Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $298,800.00 .

Affiant

Subscribed and sworn to before me this 1st day of June, 2006.

Notary Public
My Commission Expires ~~04/20/08~~

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. July 29, 2006

Davidson County DEEDWARR
Recvd: 06/05/06 12:18 2 pgs
Fees:13.00 Taxes:1105.56
20060605-0066036

06-0298

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles Hoffmann	SunTrust Mortgage, Inc.	160-10-A
5312 Heatherwood Drive	1001 Semmes Avenue	90.00 CO
Brentwood, TN 37027	Richmond, VA 23224	

WARRANTY DEED

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 **William E. Templeton and wife, Carol T. Templeton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles Hoffmann and wife, Telisha Hoffmann**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Heatherwood, of record in Book 6900, Page 897, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William E. Templeton and wife, Carol T. Templeton by deed from Kenneth A. Teran, unmarried, dated July 10, 1997, recorded in Book 10657, Page 722, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5312 Heatherwood Drive, Brentwood, TN 37027.**

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 our hands this 1st day of June, 2006.

William E. Templeton, by Jim DeHart,
Attorney in Fact

Carol T. Templeton, by Jim DeHart,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Jim DeHart,** 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 for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **William E. Templeton and Carol T. Templeton** and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Franklin, Tennessee, this 1st day of June, 2006.

Notary Public at Large

My Commission Expires: 04/22/09

LARRY L. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN