RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/14/06 10:30 3 pg:
Fees:18.00 Taxes:399.23
20060614-0070701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00.

Tracey S Hatcher
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2006.

Jacqueline G Brown
NOTARY PUBLIC

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jacqueline G. Brown
NOTARY PUBLIC
My Commission Expires
January 27, 2007

My commission expires: 1-27-07
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAWRENCE B. HATCHER et ux 1203 Keller Avenue Nashville, Tennessee 37216	Same as new owner	MAP 72-06 PARCEL 352.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED AND NO/100 ($107,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ERIC J. LESUEUR, a married man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **LAWRENCE B. HATCHER and wife, TRACEY S. HATCHER,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 7 on the plan of Keller's Subdivision of Maxey Home Place, as of record in Book 5190, Page 678, Register's Office for said county, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Eric J. Lesueur, a Married Man, by Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated December 28, 2005, of record in Instrument #20060103-0000506, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 5190, page 678; to any and all restrictive covenants of record the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1203 Keller Avenue, Nashville, Tennessee 37216.

*** SEE WARRANTY DEED ADDENDUM

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 25th day of May, 2006.

ERIC J. LESUEUR

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Eric J. Lesueur, 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 seal, this the 25th day of May, 2006.

Jacqueline G Brown
Notary Public

My commission expires: 1-27-07

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

After Recording Return To:
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Homebuyer's Acknowledgement and Agreement to Retention Language for property purchased with Welcome Home funds.

The language below will be inserted into the Warranty Deed or as a Restrictive Covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or attachment.

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.

I acknowledge that I have been informed that the language above will be included in or attached to the warranty deed for the property I am purchasing with Welcome Home assistance from the Federal Home Loan Bank of Cincinnati and I agree to the requirements, restrictions, and limitations included in this language.

Name: (Print or type) _____

Signature Tracey S. Hatcher Tracey S. Hatcher 5/25/06 *Date* 5/25/06

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED