36-1-423

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/17/06 10:39 2 pgs
Fees:13.00 Taxes:591.63
20060817-0101462

W & I Ref:(_____) Title No: 47965
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert J. Hoskins 8018 Stallion Court Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 12810001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry W. Landers and spouse, Phyllis Landers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Hoskins** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee being Lot No. 45 on the Plan of Stacy Square, Section 2 of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 45 fronts 112 feet on the northwesterly margin of Stallion Court and extends back 121.1 feet on the northeasterly line and 134.4 feet on the southeasterly line to a dead line in the rear, measuring 53.8 feet thereon.

Being the same property conveyed to Jerry W. Landers and spouse, Phyllis Landers by deed from Michael Dane Goskie and wife, Jeanne Goskie of record in Doc. No. 20040414-0041908, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 30, said Register's Office, which Plan shows a 30 foot minimum building setback line from Stallion Court and a 10 foot easement for public utility and drainage purposes along the rear line(s).

This is improved property, known as: 8018 Stallion Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2006.

Jerry W. Landers
Jerry W. Landers

Phyllis Landers
Phyllis Landers

State of TENNESSEE
County of DAVIDSON

On this 15th day of August, 2006 , before me the undersigned authority, personally appeared Jerry W. Landers and Phyllis Landers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2006

My Commission Expires: My Commission Expires October 26, 2008

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY