Davidson County DEEDWARR
Recvd: 02/15/07 09:22 2 pgs
Fees:13.00 Taxes:821.03

20070215-0019178

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 February, 2007

Notary Public

My Commission Expires:
(AFFIX SEAL)

MARIE GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102 BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Jason R. LEGER and Debra L. LEGER 4937 John Hagar Road Hermitage, TN 37076	First Horizon Home Loan Corp. P. O. box 7481 Springfield, OH 45501	097160A02600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Michael W. TERWLLIGER JR and Katie M.D. TERWILLIGER**, Husband and Wife, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jason R. LEGER and Debra L. LEGER, husband and wife**, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of The Peninsula, Phase 1, a Planned Residential Development of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate legal description.

Being the same property conveyed to Michael W. Terwilliger, Jr. and Katie M. D. Terwilliger, husband and wife, by Deed from Universal Builders, LLC, a Tennessee Limited Liability Company, dated February 6, 2004, recorded in Instrument No. 20040213-0017620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property taxes for the year 2007, a lien that is not yet due and payable.

All matters set forth in Plat of The Peninsula, Phase I, a Planned Unit Development of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee.

Public Utility Easement of record in Instrument No. 20010328-0029698, said Register's Office.

Terms, povisions, convenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Peninsula, a Planned Unit Development of record in Book 9564, page 693; Book 9754, page 35, amended in Book 9977, Page 359, Book 10333, Page 219; Book 11181, Page 371, amended in Instrument No. 200303130033780 and Book 11258, Page 85, Register's Office for Davidson County, Tennessee but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

By Laws of The Peninsula Homeowners' Association, Inc. of record in Book 10973, Page 37 as amended in Instrument No. 20000822-0083193, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and/or elements.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )

This is improved: (X) property, known as: **4937 John Hagar Road, Lot 81, The Peninsula, Hermitage, TN 37076**

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 person 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 MY HAND this 12th day of February, 2007

GRANTOR:

MICHAEL W. TERWILLIGER, JR

GRANTOR

KATIE M. D. TERWILLIGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Michael W. Terwilliger and Katie M. D. Terwilliger, with whom I am personally acquainted (or who proved to me her idenity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 12th day of February 2007.

NOTARY PUBLIC

My Commission expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY