Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2007. (Affix Seal) Notary Public My Commission Expires: April 7 2009

Laura A. Moore
State of Tennessee
Notary
Sumner County

WARRANTY DEED

Preparer's File #-07A0017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeff Larmer and Kathy Larmer	Regions Bank d/b/a Regions Mortgage	75-7-206
102 Rachels Trail Court	P.O. Box 1718	
Hermitage, Tennessee 37076	Memphis, Tennessee 38101	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CARRIE PEACH AND HUSBAND, WILLIAM PEACH hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFF LARMER AND WIFE, KATHY LARMER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 31A on the Plan of Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 36, 39, 40, 41, 42, 43, 45, 46, 48, Rachel Square, Section Two, as of record in Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carrie M. Russell by Warranty Deed from H. Curtis Flatt, III and wife, Denise T. Flatt of record in Book 10668, page 328, dated 10/31/1997, Register's Office for Davidson County, Tennessee.

The said Carrie M. Russell is now married to William Peach and is now known as Carrie Peach.

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

( ) unimproved
This is (X) improved property known as **102 Rachels Trail Court, Hermitage, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **16th** day of **March, 2007**:

Carrie Peach

William Peach

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 CARRIE PEACH AND WILLIAM PEACH the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 16th day of March, 2007.

Notary Public

My Commission Expires: 06/24/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 03/23/07 11:34 1 pgs
Fees:13.00 Taxes:358.53

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