Davidson County DEEDWARR Recvd: 04/11/07 10:48 2 pg Fees:13.00 Taxes:995.30 20070411-0043269 ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	State of Tennessee County of ~~Davidson~~ Williamson The actual consideration or value, whichever is greater, for this transfer is **$269,000.00.** Affiant Subscribed and sworn to before me, this the 9th day of April, 2007. Notary Public My commission expires: 7/01/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sheri A. Peterson and Sean M. Peterson	First Horizon Home Loan	
1600 Rachaels Ridge	P.O. Box 809	**Map 086 04 0**
Hermitage, TN	Memphis, TN 38101	**Parcel 040.00 CO**

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 ACKNOWLEDGE, WE,

Joseph R. Crum and wife, Jennifer K. Crum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheri A. Peterson and husband Sean M. Peterson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 28, on the plan of Jackson's Grove, Phase Three, of record in Book 9700 page 988, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Joseph R. Crum and wife, Jennifer K. Crum, by instrument executed August 7, 2000, which is of record as Inst. No. 200008140080360, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of record in Book 9700 page 988, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to Book 10841 page 607; Book 10841 page 607; Book 10728 page 584; and, Book 5776 page 868, all of record in said Register's Office.

This is improved property known as **1600 Rachaels Ridge, Hermitage, TN**

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 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 convenant 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 my/our hand(s) this 9th day of April, 2007.

Joseph R. Crum

Jennifer K Crum by John R Crum attorney in fact

Jennifer K. Crum by Joseph R. Crum Attorney in Fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Joseph R. Crum** ~~and Jennifer Crum~~, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **April, 2007.**

William B. Gregory

Notary Public

WILLIAM B. GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: March 30, 2010

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Joseph R. Crum,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Jennifer K. Crum,** and who acknowledged that he executed the within instrument as the free act and deed of the said **Jennifer K. Crum,** and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **Jennifer K. Crum,** appearing of record as Inst. No. 200606130070372, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this **9th** day of **April, 2007.**

William B. Gregory

Notary Public

WILLIAM B. GREGORY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: March 30, 2010