Davidson County DEEDWARR
Recvd: 05/24/07 09:58 2 pgs
Fees:13.00 Taxes:497.65

20070524-0061833

STATE OF TENNESSEE
COUNTY OF DAVISON
The actual consideration or value, whichever greater, for this transaction is $134,500.00

Affiant

Subscribed and sworn to before me this 2nd day of May, 2007.

Notary Public

My Commission expires: Nov 22, 2010

SUSAN M. HARLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Harry W. Miller, III
Attorney At Law
1994 Gallatin Pike, North, Suite 305
Madison, Tennessee 37115

FROM: Sheperd & Koepke, Inc. d/b/a Terry Lane, Inc.

TO: Roberta N. Verble

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Roberta N. Verble 8209 Terry Lane Hermitage, Tennessee 37076	Franklin American Mortgage 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	075-14-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Ten and No/100's Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Sheperd & Koepke, Inc. d/b/a Terry Lane, Inc., has bargained and sold, and by these presents do transfer and convey unto Roberta N. Verble,* her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* a single woman

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Hermitage Estates, Section 4, as of record in Book 3700, Page 148, Register's Office for said County.

Said Lot No. 38 fronts 80.1 feet on the westerly side of Terry Lane and extends back 196.5 feet on the northerly line and 209.9 feet on the southerly line to a dead line in the rear, measuring 88.9 feet thereon.

Being the same property conveyed to Terry Lane, Inc., by deed of record in Instrument No. 20060109-0002894, said Register's Office.

This is improved property known as 8209 Terry Lane, Hermitage, Tennessee 37076.

FILE BOX 45

GRANTEE ACCEPTS THE PROPERTY IN AS IS CONDITION.
This conveyance is made subject to:

1. 2007 Davidson County taxes, a lien, but not yet due and payable.

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, her heirs, successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of May, 2007.

SHEPERD & KOEPKE, INC. d/b/a
TERRY LANE, INC.

Lynette Rhodes, President
By: Lynette Rhodes, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Lynette Rhodes, President of Sheperd & Koepke, Inc. d/b/a Terry Lane, Inc., 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 she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 21st day of May, 2007.

Susan M. Hanley
NOTARY PUBLIC

SUSAN M. HANLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov 22, 2010