STATE OF TENNESSEE
COUNTY OF Davidson

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 150
BRENTWOOD, TN. 37027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/7/2011
File No. G7-3317D

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Davidson County DEEDWARR
Recvd: 06/15/07 08:17 2 pgs
Fees:13.00 Taxes:1357.90
20070615-0071609

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffrey A. Hooven and Lori H. Hooven, husband and wife (NAME)	SAME (NAME)	172-14-B-47
5005 Hammersmith Court (STREET ADDRESS	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gregory Luken and Mary Kelly Luken, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey A. Hooven and Lori H. Hooven, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of WINFIELD PARK, PHASE 1, SECTION 1, as shown by plat of record in Plat Book 9700, Page 765-768, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gregory Luken and Mary Kelly Luken, husband and wife from Gregory Luken, by Quit Claim Deed dated January 28, 2004, as Instrument No. 200403040024515, in the Register's Office for Davidson County, Tennessee.
Gregory Luken and Greg Luken is one and the same person. Mary Kelly Luken and Kelley Luken is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary Kelly Luken is signed by his/her duly appointed Attorney-in-fact Greg Luken, pursuant to the Power of Attorney recorded as Instrument #20070615-0071608, said Register's Office.
This is improved property, known as 5005 Hammersmith Court, Nashville, TN 37211.

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 persons whomsoever. Whenever 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 18th day of May, 2007.

Gregory Luken — May 18, 2007 Date

MARY KELLY LUKEN

By: Greg Luken, Attorney-in-Fact — May 18, 2007 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gregory Luken , the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 18th day of May, 2007.

My Commission Expires: 3/20/10

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Greg Luken, Attorney-in-Fact, for Mary Kelly Luken, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of May, 2007.

My Commission Expires: 3/20/10

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066