Davidson County DEEDWARR
Recvd: 06/26/07 15:29 3 pgs
Fees:18.00 Taxes:814.00
20070626-0076409

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Leila K. Rust
Affiant

Subscribed and sworn to before me, this 15th day of June, 2007.

Notary Public
My commission expires: 5/22/2010

05-0703-63480

Address of New Owner:	Send Tax Bills to:	Tax Information
Leila K. Rust 4252 Rachel Donelson Pass Hermitage TN 37076	NEW OWNER	075-11-0-A 107.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin Dean Maphet, Executor of the Estate of John A. Maphet, deceased, and Marvin Dean Maphet, individually, John Robert Maphet, and Lillian Haven, being the devisees/heirs at law of John A. Maphet, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leila K. Rust, hereinafter called the Grantees, their successors 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. 133, on the Plan of First Revision Phase Four-A Heritage Meadows, of record in Instrument No. 20020123-0009310, Register's Office for said County, to which plan reference is hereby made for a mor complete description.

Being the same property conveyed to John A. Maphet by deed from Frank Batson Homes, Inc. dated 11-1-2002, recorded 11-4-2002, of record in Instrument No. 20021104-0134645, Register's Office for Davidson County, Tennessee. The said John A. Maphet having since died, the estate of John A. Maphet being probated in the Seventh Circuit Court of Davidson County, Tennessee Probate Division Docket No. 07P663. Marvin Dean Maphet and John Robert Maphet being the devisees and Lillian Haven being the surviving spouse and joining in to convey any interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4252 Rachel Donelson Pass, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of June, 2007.

Marvin Dean Maphet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvin Dean Maphet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in HERMITAGE, TN, this 15th day of June, 2007.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

Marvin Dean Maphet, Executor
Marvin Dean Maphet, Executor

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 Marvin Dean Maphet, Executor of the Estate of John A. Maphet, 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 seal at HERMITAGE, Tennessee, this 15th day of June, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

John Robert Maphet

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Robert Maphet, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 12th day of June, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

Lillian Haven

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 Lillian Haven, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 14th day of June, 2007.

Notary Public at Large

My commission expires: 01-23-2010

LEIGHANNE V. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY