Return to:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
File # 700437

File Box 30

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Wesley C. Luttrell
5903 Colchester Dr.
Hermitage, TN 37076
SEND TAX BILLS TO:

Davidson County DEEDWARR
Recvd: 07/09/07 15:39 2 pgs
Fees:13.00 Taxes:506.90
20070709-0081832

WARRANTY DEED

(Map 87-5-A, Parcel 14.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **STEVEN T. KLEIN, an unmarried man**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **WESLEY C. LUTTRELL and wife, ASHLEE NICOLE LUTTRELL**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 14, Farmingham Woods Subdivision, Phase I, according to plat and survey of same appearing of record in Plat Book 7900, Page 228, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Steven T. Klein, by Warranty Deed from James L. Deatrick Jr., dated May 9, 2005, of record in Instrument No. 20050511-0053052 in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 7900, Page 228; to restrictive covenants of record in Book 8238, Page 176; Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528,Book 9006, Page 414 and Book 9006, Page 409; Plan of record in Book 5060, Page 48, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5903 Colchester Dr., Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS HIS HAND and signature on this the 29th day of June, 2007.

STEVEN T. KLEIN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven T. Klein, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2007.

Notary Public

My Commission Expires:_____

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $137,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of June, 2007.

Notary Public

My commission expires:_____

File No. 20070261

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010