Davidson County DEEDWARR
Recvd: 08/02/07 11:05 2 pgs
Fees:13.00 Taxes:509.86
20070802-0092164

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,800.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2007.

Notary Public
My commission expires: 6-27-2011

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

15-0707-151176

Address of New Owner:	Send Tax Bills to:	Tax Information
Tiffany Koch 5140 Greer Station Road Hermitage TN 37076	United Capital Mortgage 2035 Lakeside Centre Way Knoxville TN 37922	075-12-0-A-131.00

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, Christopher A. Temple and wife, Rojana Temple, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tiffany Koch, unmarried, 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. 87, on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase 1, of record in Instrument Number 20010920-0101748, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher A. Temple and wife, Rojanna Temple by deed from Capitol Homes, Inc., dated September 30, 2004, recorded October 4, 2004, of record in Instrument Number 20041004-0119171, Register's Office for Davidson County, Tennessee.

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 5140 Greer Station Road, 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 31st day of July, 2007.

Christopher A. Temple

Rojana Temple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 31st day of July, 2007.

JENIFER E. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010