THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1335

Davidson County DEEDWARR
Recvd: 08/31/07 10:35 2 pgs
Fees:13.00 Taxes:573.13

20070831-0104886

Property Address: 125 Timber Ridge Drive, Nashville, TN 37217

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sara Hopkins and husband Shannon R. Hopkins**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Gretchen C. Walenga n/k/a Gretchen C. Dean and husband, Timothy A. Dean** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 51 on the Plan of Priest Lake Park-Section 2, as of record in Book 4175, Pages 57 & 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plat of record in Plat Book 4175, Pages 57 and 58, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Kenneth R. Ford and wife, Donna J. Ford, dated May 13, 2005, and recorded May 17, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20050517-0055455.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 29th day of August, 2007.

_____{Seal}
Sara Hopkins

_____{Seal}
Shannon R. Hopkins

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 29th day of August, 2007, before me the undersigned officer, personally appeared Sara Hopkins and Shannon R. Hopkins, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-09

Grantees' Name, Address, Phone:
Timothy Dean and Gretchen C. Walenga
125 Timber Ridge Drive
Nashville, TN 37217

MAP AND PARCEL NO: 136-07-0-032.00

SEND TAX STATEMENTS TO:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,900.00 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 29th day of August, 2007.

_____
Notary Public
My Commission expires: 1-20-2009

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County