Davidson County DEEDWARR
Recvd: 09/04/07 09:59 2 pgs
Fees:13.00 Taxes:1031.38
20070904-0105593

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry Hiland, Jr.** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Michael Hoskins and Jennifer Hoskins, husband and wife,** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of West Meade Hills, Section V, of record in Book 3300, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Hiland, Jr., by Warranty Deed from Alfred G. Blaeuer and wife, Barbara E. Blaeuer dated 02/17/03, and recorded 02/21/03 as Instrument No. 200302210023449, Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 30th day of August, 2007.

Jerry Hiland, Jr.

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jerry Hiland, Jr.** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2007

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$278,750.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of August, 2007.

Notary Public

My Commission Expires:_____

Map and Parcel: 115-05-61.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Michael and Jennifer Hoskins
783 Rhonda Lane
Nashville, TN 37205

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008