WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/30/10

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ET-07-0463

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Van Barnett	First Tennessee Home Loans, a	
809 Hadley Avenue (ADDRESS)	(NAME) 1555 W. Walnut Hill Lane, Suite 200 (ADDRESS)	44-15-131.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ~~JEFFERY~~ Jeffrey THOMAS LANDRUM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT VAN BARNETT AND WIFE, ERIN COLLEEN BARNETT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 286, VILLAGE OF OLD HICKORY, SECTION A, as shown on plat of record in Plat Book 1424, Page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ~~Jeffery~~ Jeffrey Thomas Landrum by QuitClaim Deed from Jody Kevin Landrum and Jarrett Chet Landrum, recorded on the 13th day of March, 2006 in Instrument No. 20060313-0028490, in the Register's Office of Davidson County, Tennessee.

Shelia Landrum, spouse of Jeffrey Thomas Landrum, joins in this conveyance to relinquish any and all rights she may have in and to said property, marital or otherwise.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 1424, page 68; Register's Office for said County.

For conveyance purposes, Jeffrey Thomas Landrum and Jeffrey Thomas Landrum are one and the same person.

unimproved ( )

This is improved (X) property, known as 809 Hadley Avenue, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 11th day of September, 2007.

Jeffrey Thomas Landrum

Shelia Landrum

Davidson County DEEDWARR
Recvd: 09/17/07 09:51 2 pgs
Fees:13.00 Taxes:597.55

20070917-0110809

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of September, 2007, before me personally appeared ~~Jeffery~~ Jeffrey Thomas Landrum and wife, Shelia Landrum to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of September, 2007.

Notary Public

My Commission Expires: 6/30/10

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520