(1) Bat 52

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $136,000.00.

June Ballard
Affiant

Subscribed and sworn before me this the 1st day of November, 2007.

Rachael A. Alexander
Notary Public
My commission expires: 4/21/08

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

Davidson County DEEDWARR
Recvd: 11/05/07 14:05 2 pgs
Fees:13.00 Taxes:503.20
20071105-0130335

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John C. Bohlinger	SunTrust Mortgage Inc.	136-13-32
561 Rural Hill Rd.	201 4th Avenue North 6th Floor	
Nashville, TN 37217	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jean J. Peterson, unmarried, and Larry G. Peterson and Dinah L. Peterson, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Bohlinger, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 68 on the Plan of Edge-O-Lake Estates, Section IV, as of record in Book 3600, Pages 87 and 88, Register's Office for said county.

Said Lot Fronts 80 feet on the west side of Rural Hill Road and extends back 185.18 feet on the south line 184.66 feet on the north line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Donald Walter Peterson and wife, Jean J. Peterson by deed from Thurman & Stevens Construction Co., Inc. dated March 25, 1967, of record in Book 4120, Page 460, said Register's Office. Being further conveyed to Jean J. Peterson by Final Decree fo Divorce form Donald Walter Peterson, of record in Book 7164, Page 280, Regoster's Office for Davidson County, Tennessee.
Also being the same property conveyed to Larry G. Peterson with life estate to Jean J. Peterson by deed from Jean J. Peterson, of record in Book 9577, Page 269, dated January 23, 1995, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 561 Rural Hill Rd., Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the ~~1st~~ 30th day of ~~November~~ October, 2007.

Jean J. Peterson
Jean J. Peterson

Larry G. Peterson
Larry G. Peterson

Dinah L. Peterson
Dinah L. Peterson

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry G. Peterson and Dinah L. Peterson, 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 and official seal this ~~1st~~ 30th day of ~~November~~ October, 2007.

My commission expires: 7/5/10

Maria Reeves-Sykes
MY COMMISSION EXPIRES
July 5, 2010
#DD571213
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Maria Anne
Reeves-Sykes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean J. Peterson, 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 and official seal this 1st day of November, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY