WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/07 11:55 2 pgs
Fees:13.00 Taxes:577.20
20071205-0140780

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of Nov. 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gregory D. Gobell	Franklin American Mortgage Company	165-14-0-155.00
5001 Trailwater Drive	501 Corporate Centre Drive, Suite 400	
Antioch, TN 37013	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sheryl A. Post, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gregory D. Gobell Jr. Unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 264 on the plan of Section 14, Peppertree Forest, of record in Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheryl A. Post, an unmarried woman, by deed from Frederick Travis Stirewalt and wife, Tonya Leigh Stirewalt, on May 26, 2005, of record in Instrument Number 20050601-0061540, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 501, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8678, page 509; and Book 8757, page 607; and Book 8911, page 265; and Book 9157, page 711; and Book 8911, page 265; and Book 9287, page 698; and Book 9455, page 801; and Book 9664, page 162, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5001 Trailwater Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 28, 2007.

Sheryl A. Post

State of Virginia, County of Prince William
Having shown proper identification(s), the person(s) whose signature(s) appear above did sign this document in my presence.
Notary Public **Date**
11-30-07

JOHN RANALLI 7095261 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 6/30/11 NOTARY PUBLIC

I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me Daphne M Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-2009

(Seal)

