This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Regina M. Wyrick
2905 Steamboat Dr.
Nashville, Tennessee 37214

SEND TAX BILL TO:
Franklin American Mortgage
501 Corporate Centre Dr #400
Franklin, TN 37067

MORTGAGEE:

MAP	**62-2**
GROUP	**A**
PARCEL	**95**

Davidson County DEEDWARR
Recvd: 01/24/08 15:26 3 pgs
Fees:18.00 Taxes:502.83
20080124-0007735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dennis Dreblow, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Regina M. Wyrick,** *unmarried hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, page 158, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dennis Dreblow and wife Lucinda Dreblow by deed from Ken Lokey Homes, Inc. of record in Book 7742, page 69, Register's Office for Davidson County, Tennessee; Lucinda Dreblow is now deceased.

Mary Pat Dreblow, wife of Dennis Dreblow, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2905 Steamboat Dr., Nashville, Tennessee 37214.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **18th** day of **January, 2008.**

Dennis Dreblow

Mary Pat Dreblow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dennis Dreblow,** the bargainor, **and Mary Pat Dreblow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of January, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $135,900.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 12-30-08

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

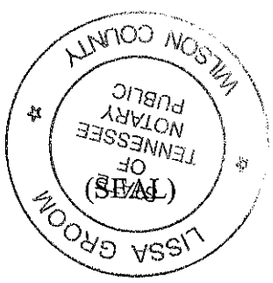
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 12-30-08

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