WARRANTY DEED

Notary Seal present, but could not be reproduced

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2008.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE. NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric Trout	Community First Bank & Trust	Parcel ID:
721 Hallcrest Court	9045 Carothers Pkwy.	098050A05300
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Larry D. Marvel and wife, Jacqueline S. Marvel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eric Trout and wife, Andrea Trout

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 17, on the Plan of Hampton Hall, Section Two, of record in Plat Book 9700, Page 662, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry D. Marvel and wife, Jacqueline S. Marvel by deed from Beazer Homes Corp., d/b/a Phillips Builders of record in Book 11475, Page 484, Register's Office for said County, dated May 10, 1999.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Plat Book 9700, page 662, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10956, page 520 and Book 10640, page 947, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 721 Hallcrest Court, Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of January, 2008.

Larry D. Marvel

Jacqueline S. Marvel

Davidson County DEEDWARR
Recvd: 02/01/08 13:08 2 pgs
Fees:13.00 Taxes:858.40

20080201-0010607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Marvel and Jacqueline S. Marvel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2008.

My Commission Expires: 11-22-10

Notary Public

