This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Randall Hunley
2416 Keeling Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 02/25/08 15:27 3 pgs
Fees:18.00 Taxes:654.90
20080225-0018421

Map & Parcel # 87.09-079.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Stacey A. Terral and Anissa L. Andrews, formerly known as Anissa L. Terral,** hereinafter called the **Grantors**, do hereby convey unto **Randall Hunley, married,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot. No. 24 on the Plan of New Hope Estate, Phase One, of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which reference, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Stacey A. Terral and wife Anissa L. Terral on July 7, 2003 by Warranty Deed of record in Instrument 20030718-0101304 said Register's Office.

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 subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the lat of record; 6)All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 4852 Myra Drive, Hermitage, TN 37076.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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.

GRANTORS FURTHER CONVENANT and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this ~~31st~~ 8th day of ~~January~~ February, 2008.

Stacey A. Terral

Annisa Andrews

State of ~~Tennessee~~ California
County of ~~Rutherford~~ San Diego

BEFORE ME, the undersigned authority, on this day personally appeared ~~Annisa Andrews~~ Stacey Terral, known to me to be the persons whose name are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that ~~she~~ he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be ~~her~~ his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this ~~31st~~ 8th day of ~~January~~ February, 2008.

DARRELL WILSON
COMM. #1728723
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES MARCH 4, 2011

Notary Public in and for the
State of ~~Tennessee~~ California

My Commission Expires: March 4th, 2011

STATE OF ~~Tennessee~~ California
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$176,522.74~~ $177,000.00 $177,000.00

Affiant STACEY A. TERRAL

Sworn and subscribed before me on ~~2/1/08.~~ 2/8/08.

Notary Public

My Commission Expires: March 4th, 2011

DARRELL WILSON
COMM. #1728723
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES MARCH 4, 2011

State of California
County of San Diego

BEFORE ME, the undersigned authority, on this day personally appeared Stacey A. Terral, known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

DARRELL WILSON
COMM. #1728723
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES MARCH 4, 2011

SUBSCRIBED AND SWORN TO BEFORE ME this 1st 8th day of February, 2008.

Darrell Wilson
Notary Public in and for the
State of ~~Tennessee~~ California

My Commission Expires: March 4th, 2011

State of TN
County of Rutherford

Before me the undersigned authority on this day personally appeared Cenisa Andrews, known to me to be the person where name is subscribed to the foregoing document, or proved to me based on satisfactory evidence, who on oath stated to me that she executed the same for the purpose and consideration therein expressed and acknowledged the same to be her free act and deed.

This 31st day of January, 2008

KIMBERLY R HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kimberly R Hargrove
6-22-08