THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1582

Davidson County DEEDWARR
Recvd: 03/06/08 10:53 2 pgs
Fees:13.00 Taxes:1350.50
20080306-0022579

Property Address: 5504 Hearthstone Lane, Brentwood, TN 37027

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frederic D. Rine and Sharon Rine**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Lynda Lane Wigal, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson State of Tennessee**

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Phases II, III, IV Hemmingwood, of record in Plat Book 6900, Page 7 and 8, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Frederic D. Rine and Sharon G. Rine, by virtue of a deed from, Frances S. Sutton, unmarried dated **September 28th, 2006**, and recorded in instrument # 20061222-058619 on **December 22, 2006**, in the Register of Deeds for the City of Brentwood, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR's do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 26th day of February, 2008.

X Frederic D. Rine by Sharon G. Rine Atty in fact {Seal}
Frederic D. Rine

X Sharon Rine {Seal}
Sharon Rine

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF DAVIDSON

On this the 26th day of February, 2008, before me the undersigned officer, personally appeared Fred Rine and Sharon Rine, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 1-23-2011

STATE OF: TN
COUNTY OF: Williamson

On this 26th day of February, 2008 before me, personally appeared Sharon Rine, personally known to me or proved to me on the basis of satisfactory evidence, known to be the person who executed the foregoing instrument on behalf Frederic D. Rine as per the Specific Power of Attorney of record in Instrument No. 20080306-0022578 Register's Office for Davidson County, Tennessee and who acknowledged that she executed the ~~same as her~~ free act and deed on behalf of Frederic D. Rine.

Notary Public

My Commission Expires:
1-23-2011

Grantee's Name, Address, Phone:
Lynda L. Wigal
5504 Hearthstone Lane
Brentwood, TN 37027
PARCEL ID# 160-11-0A-092.00

SEND TAX STATEMENTS TO THE GRANTEE.

STATE OF TENNESSEE
CITY OF BRENTWOOD, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a ~~fair and voluntary sale~~.

Affiant:

Subscribed and sworn to before me this 26 day of February, 2008.

Notary Public
My Commission expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.