Return To:

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. 08-1571

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/10/08 10:06 2 pgs
Fees:13.00 Taxes:370.00
20080310-0023720

Property Address: 133 Thistle Lane, Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

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, **Brenda J. Hess**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Randall Gray, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. 133, on the Plan of Stage Two, Hermitage Meadows, as of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Molly Ann Marshall n/k/a Molly M. Edwards, married, dated April 30, 2002, and recorded May 3, 2002, in the Register of Deeds for the City of Hermitage, County of Davidson, as Document No. 20020503-0054634.

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

GRANTOR does for Grantor and Grantor's 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 Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 28th day of February, 2008.

X Brenda J Hess by Deidra Lovell {Seal}
Brenda J. Hess by Deidra Lovell, Attorney in Fact
Attorney in Fact

STATE OF: Tennessee
COUNTY OF: Williamson

On this 28th day of February, 2008 before me, personally appeared Deidra Lovell, 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 Brenda J. Hess as per the Specific Power of Attorney of record in Instrument No. 20080310-0023719 Register's Office for Davidson County, Tennessee and who acknowledged that she executed the same as her free act and deed on behalf of Brenda J. Hess.

Notary Public

My Commission expires: 1·23·2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER
Grantee's Name, Address, Phone:
Randall Gray
133 Thistle Lane
Hermitage, TN 37076

Map and Parcel No: 086-14-0A-133.00 CO

SEND TAX STATEMENTS TO:
Franklin American Mortgage Company
501 Corporate Centre Drive, Wuite 400
Franklin, TN 37067

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 $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Connie Bell

Subscribed and sworn to before me this 28th day of February, 2008.

Dustin C. Dunn
Notary Public
My Commission expires: 6-30-10

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN