Boy 36
23075

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2008.

Notary Public
My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

15-0803-151372

Address of New Owner:	Send Tax Bills to:	Tax Information
Kellye L. Branson 123 Rayon Drive Old Hickory TN 37138	P.O. Box 867 Goodlettsville, TN 37072	044-09-0-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Bockman, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kellye L. Branson,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 237, on the Plan of Map of a part of Rayon City, Old Hickory, Tennessee, of record in Book 843, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lonna Darlene Oxford by deed from David White and wife, Valorie White, dated April 29, 2003, recorded May 13, 2003, of record in Instrument No. 20030513-0064332, Register's Office for Davidson County, Tennessee. See Quitclaim Deed of record in Instrument No. 20030611-0080708, said Register's Office.

Further being the same property conveyed to Wells Fargo Financial by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, dated August 4, 2006, recorded August 22, 2006, of record in Instrument No. 20060822-0103460, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Bockman by Special Warranty Deed from Wells Fargo Financial, dated May 8, 2007, recorded May 15, 2007, of record in Instrument No. 20070515-0057902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Erica Bockman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 123 Rayon Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/28/08 13:58 2 pgs
Fees:13.00 Taxes:351.50

20080328-0031440

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 27th day of March, 2008.

Jason Bockman

Erica Bockman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Bockman and Erica Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 27th day of March, 2008.

State of Tennessee at Large

My Commission expires: 06/23/2010

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY