THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
James R. Caruthers 133 Candle Wood Hendersonville, TN 37075	NEW OWNER	53-16-189

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,

Liane Rettell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
James R. Caruthers

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:
Land in Davidson County, Tennessee, being Lot Number 10, on the Plan of King Court, of record in Plat Book 7900, Page 958 and Book 3708, Page 522, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Davidson County DEEDWARR
Recvd: 04/03/08 11:21 2 pgs
Fees:13.00 Taxes:444.00
20080403-0033751

Being the same property conveyed to Liane Rettell, unmarried by Deed of record in Book 10051, Page 891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as:625 Kings Way 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 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 1st day of April, 2008

Liane Rettell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Lisa Rettell, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 1st day of April, 2008

My Commission expires: July 18, 2011

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

K. J. Losh
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 120,000.00

Affiant

Subscribed and sworn to before me this 1st day of April, 2008

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011