PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/09/08 11:27 2 pgs
Fees:13.00 Taxes:536.50
20080409-0035838

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of March, 2008 by and between **Michael Joe Haskins,*** hereinafter referred to as GRANTOR, and **Braden D. Hebel,*** hereinafter referred to as GRANTEE.
*Hebel married

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 25 on the Plan of River Glen, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This Conveyance May Be Subject to the Following:
1) Restrictive Covenants of record in Instrument No. 20020425-0051349, Register's Office for said County.
2) HOA Charter of record in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office for said County.
3) Open Space Conveyance of record in Instrument No. 20030319-0036614 and Instrument No. 20020503-0054718, Register's Office for said County.
4) Ingress and Egress Easement of record in Book 7296, page 484, Register's Office for said County.
5) Sewer Easement of record in Book 11030, page 731; Book 3961, page 681 and Book 7061, page 196, Register's Office for said County.
6) Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for said County.
7) Rights of Others in and to the Common Areas and Elements of River Glen.

Being the same property conveyed to Michael Joe Haskins, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated January 30, 2004 and recorded February 6, 2004 of record in Instrument No. 20040206-0014846, Register's Office for Davidson County, Tennessee.

Michael Joe Haskins has since married and Billie Jean Haskins joins in this conveyance to relinquish all of her marital rights.

This is [X]improved [ ]unimproved property known as: **3124 Penn Meade Way, Nashville, TN 37214**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael Joe Haskins

Billie Jean Haskins

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Michael Joe Haskins and Billie Jean Haskins, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of March, 2008.

Notary Public

SUSAN MARVILLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 29, 2011

My Commission Expires:_____

Name and Address of Property Owner:
Braden D. ~~Hebel~~ Hebel
3124 Penn Meade Way, Nashville, TN 37214

Send Tax Statements to:

First Liberty Financial Group
9931 Corporate Campus Dr., Ste. 1500
Louisville KY 40223

Map & Parcel 052.13-0B-241.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $145,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Brian Ridgway
Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of March, 2008.

Katherine Lee
Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

My Commission Expires: 9/26/11

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-044