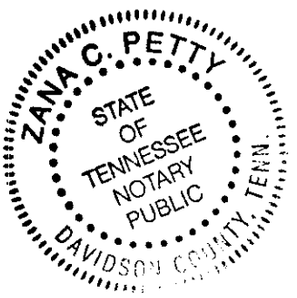
Davidson County DEEDWARR
Recvd: 04/28/08 08:47 2 pgs
Fees:13.00 Taxes:559.07
20080428-0042687

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,100.00

Rachel Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2008.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rachel Stephens	Flagstar Bank, FSB	Parcel ID:
3533 Shakertown Rd.	5151 Corporate Drive	15004011800
Antioch, TN 37013-2529	Troy, MI 48098-2639	

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

Michael L. Bohleber and wife, Angela I. Bohleber

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rachel Stephens and Edwin Holt, both unmarried , joint tenants with right of survivorship
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:

BEING Lot No. 379, on the Plan of The Country, Section Eight, 2nd Revision, of record in Plat Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael L. Bohleber and wife, Angela I. Bohleber by deed from Carla J. Boston, unmarried, of record in Book 8079, Page 519, Register's Office for said County, dated February 17, 1990.

This conveyance is subject to Restrictive Covenants of record in Book 6764, Page 735, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 912 and 913, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3533 Shakertown Rd., Antioch, TN 37013-2529

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 25th day of April, 2008.

Michael L. Bohleber

Angela I. Bohleber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. Bohleber and Angela I. Bohleber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2008.

My Commission Expires: 11-22-10

Notary Public

