(3)

MAIL TO:

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, Tennessee 37027
6080182

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Davidson County DEEDWARR
Recvd: 04/28/08 09:09 3 pg
Fees:18.00 Taxes:418.10
20080428-0042723

New Owner is:
Amanda Renee Rhoton
869 Pin Oak Drive
Antioch, TN 37013

MAP: 164-08-0A
PARCEL: 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Estate of Lynn A. Gallaher, by Amy Lynn Gibson Heir and Administrator and James Blaine Gallaher, Heir**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amanda Renee Rhoton**, unmarried hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 42 on the Final Plat of Section One, Hallmark, a Cluster Lot Subdivision, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynn A. Gallaher, unmarried, by Warranty Deed from Jerry Butler Builders, LLC, dated 06/26/06, recorded 07/03/06, in Instrument # 20060703-0079225, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

AFG ABG by AFG AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of April, 2008.

GRANTOR:

Estate of Lynn A. Gallaher.

Amy L Gibson

Amy Lynn Gibson, Heir and Administrator

James B Gallaher by Amy L Gibson, attorney-in-fact

James Blaine Gallaher, Heir, by Amy Lynn Gibson, Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amy Lynn Gibson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of April, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires:

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Amy Lynn Gibson**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **James Blaine Gallaher**, acknowledging that such person executed the same as the free act and deed of **James Blaine Gallaher**.

Witness my hand and seal on this the 24 day of April, 2008.

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $113,000.00.

Affiant

SWORN TO and subscribed before me this 25th day of April, 2008

NOTARY PUBLIC

My commission expires:

6/14/08

YVETTE LYN' MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 6-14-2008