Davidson County DEEDWARR
Recvd: 05/30/08 12:57 2 pgs
Fees:13.00 Taxes:703.00
20080530-0055129

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 20th day of May 2008.

Notary Public
My commission expires:

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Ben Rogers	Crescent Mortgage Company	Map 161-20-A
5344 Village Way	115 Perimeter Center Place #285	Parcel 39.00CO
Nashville, TN 37211	Atlanta, GA 30346	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine Lamphier, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ben Rogers, unmarried and Kathleen Starkey, unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, page 613, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christine J. Lamphier, unmarried by deed from Gregory G. Sharp and wife, Donna J. Sharp of record in Book 10115, Page 907, in the Register's Office for Davidson County, Tennessee, dated June 27, 1996.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantees, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5344 Village Way, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 20th day of May, 2008.

Christine Lamphier

Christine Lamphier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christine Lamphier**, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of May, 2008.

Notary Public

My Commission Expires: November 22, 2010

FILE NO: 2008040764