THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
SunTrust Mortgage Inc.
P.O. Box 305910
Nashville, TN 37230

Davidson County DEEDWARR
Recvd: 06/26/08 14:39 2 pg
Fees:13.00 Taxes:502.83
20080626-0066048

MAP PARCEL NUMBERS
Map & Parcel No. 87.05-A-33.00co

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of June, 2008, by and between **Donald J. McKee and Abigail M. McKee, husband and wife**, party of the first part, and **Tami Dosemagen**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$135,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

BEING Lot No. 33 on the plan of Farmingham Woods, Phase I, as of record in Plat Book 7900, page 173, amended in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donald J. McKee and Abigail M. McKee by Warranty Deed from Paula A. Underwood, an unmarried woman, of record in Instrument No.20061113-0140184, Register's Office, Davidson County, Tennessee, dated 10/30/06 and recorded 11/13/06.

The above referenced property is also known as 5910 Colchester Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat of record in Book No. 7900, page 173, and further amended in Book No. 7900, page 228; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book No. 8238, page 176, Book No. 8351, page 533, Book No. 8447, page 635; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Donald J. McKee by Billy Studstill Att'y in fact

Abigail M. McKee by Billy Studstill Att'y in fact

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, **Billy Studstill,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Donald J. McKee and Abigail M. McKee,** under a power of attorney recorded simultaneously herewith, and is authorized by **Donald J. McKee and Abigail M. McKee,** to execute this instrument on behalf of **Donald J. McKee and Abigail M. McKee,** as their attorney in fact.

WITNESS my hand and Notarial Seal at office this 25th day of June, **2008.**

My commission expires 7/24/2010

Edward B Baldwin

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$135,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of June, **2008.**

NOTARY PUBLIC

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11/14/09

PROPERTY ADDRESS:
5910 Colchester Drive
Hermitage, TN 37076

Name and address of new owner:
Tami D. Desemagen
5910 Colchester Drive
Hermitage, TN 37076

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
33716

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