Davidson County DEEDWARR
Recvd: 07/01/08 13:45 2 pgs
Fees:13.00 Taxes:349.65
20080701-0067848

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Angie McClanahan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2008

April G Nichols
NOTARY PUBLIC

My Commission expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
AMBER M. DEXTER	U.S. Bank	Map:162-1A-800-CO Parcel:
(NAME) 403 Hickory Glade Drive	(NAME) P.O. BOX 20005	Map: Parcel:
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro KY	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 42304-0005	

FILE # 08050210

Warranty Deed

For and in Consideration Of the sum of $94,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOSHUA S. TATUM and wife, CANDICE M. TATUM

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AMBER M. DEXTER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 8, as shown on the map entitled Site Plan, Phase I, Hickory Glade, of record in Plat Book 6250, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua S. Tatum and Candice M. Tatum, husband and wife, by deed from Christopher E. Hughes, and Frances Y. Hughes and husband Ernest J. Hughes, as joint tenants with right of survivorship, of record as instrument No. 20040812-0097484, dated July 23, 2004, said Register's Office.

This conveyance is made subject to the following:

1. Davidson County taxes for 2008 which have been prorated and assumed by the Grantees.

2. Matters shown on the Plan of record in Plat Book 6250, page 889, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6824, page 929 and re recorded in Book 6898, page 896, and amended in Book6824, page 952 and rerecorded in Book 6898, page 919 and amended in Book 6898, page 920, Book 6957, page 473, Book 7959, page 869, and Instrument No. 20041223-0182416, said Register's Office.

This is improved property known as 403 Hickory Glade Drive, Antioch, Tennessee 37013

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24 day of June, 2008

Joshua S. Tatum
JOSHUA S. TATUM
By Candice M. Tatum, Atty in Fact
CANDICE M. TATUM, ATTY-IN-FACT

STATE OF INDIANA

COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CANDICE M. TATUM, to me known to be the person who executed the foregoing instrument on behalf of JOSHUA S. TATUM and acknowledged that she executed the same as the free act and deed of the said JOSHUA S. TATUM.

Witness my hand and official seal at the office this 24 day of June, 2008 .

Kimberly A Barnett
NOTARY PUBLIC

My Commission expires: 01-01-15

NOTARY PUBLIC SEAL
KIMBERLY A. BARNETT
Hendricks County
Expires: 01-01-15
STATE OF INDIANA

Candice M. Tatum
CANDICE M. TATUM

STATE OF INDIANA

COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CANDICE M. TATUM the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 24 day of June, 2008 .

Kimberly A Barnett
NOTARY PUBLIC

My Commission expires: 01-01-15

NOTARY PUBLIC SEAL
KIMBERLY A. BARNETT
Hendricks County
Expires: 01-01-15
STATE OF INDIANA