Davidson County DEEDWARR
Recvd: 07/11/08 12:23 2 pg
Fees:13.00 Taxes:410.70
20080711-0071430

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Affiant

Subscribed and sworn to before me, this 27th day June of 2008.

Notary Public
My commission expires: 12/21/09

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2009

Address of New Owner:	Send Tax Bills to:	Tax Information
David A. Peterson	First Horizon Home Loans	042-070-A
716 Heritage Square Drive	4000 Horizon Way	018.00CO
Madison, TN 37115	Irving, TX 75063	

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, **Karen D. Epley, an unmarried woman, AND John W. Epley and Martha J. Epley, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David A. Peterson and wife, Jenny N. Peterson, joint tenants with common law right of survivorship AND Allen R. Peterson and wife, Michelle A. Peterson, joint tenants with common law right 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. 18 on the Second Revised Plan, Phase One, Heritage Square of record in Plat Book 5200, Page 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen D. Epley and John W. Epley and Martha J. Epley by deed from Carter Flooring Company of record in Book 7454, Page 351, in the Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 716 Heritage Square Drive, Madison, TN 37115

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 27th day of June, 2008.

Karen D. Epley
Karen D. Epley

John W. Epley
John W. Epley

Martha J. Epley
Martha J. Epley

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 **Karen D. Epley, and John W. Epley and Martha J. Epley** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of June, 2008.

Notary Public

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: My Commission Expires: July 6, 2010

FILE NO: 2008060845