PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 07/22/08 10:17 2 pgs
Fees:13.00 Taxes:610.13

20080722-0075064

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Robert Teichrow and April J. Teichrow, husband and wife, has this day bargained and sold and does hereby transfer and convey unto Seth R. Poston and Joan Poston, husband and wife,, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 1A, Chesney Glen of record in Book 9700, Page 288, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Teichrow and April J. Teichrow, husband and wife, as joint tenants by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation , dated November 17, 2000, and of record in Instrument Number 20001120-0114319, Register's Office for Davidson County, Tennessee.

This is improved property known as 4204 Chesney Glen Drive, Hermitage, TN 37075

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Seth R. Poston and Joan Poston, husband and wife,, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 16th day of July, 2008.

Robert Teichrow

April J. Teichrow

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Robert Teichrow and April J. Teichrow, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of July, 2008.

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tammy Brown
NOTARY PUBLIC 1-22-2010
MY COMMISSION EXPIRES

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $164,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julia V. Hirt
Affiant

Subscribed and sworn to before me this 16th day of July, 2008.

Julia Hirt
NOTARY PUBLIC

My Commission Expires: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 87-1-A-2 CO

Send tax bills to:

COUNTRYWIDE BANK, FSB
1520 Memorial Blvd., Ste. 104
Murfreesboro, TN 37129

Name and address of new owner:

Seth R. Poston and Joan Poston
4204 Chesney Glen Drive
Hermitage, TN 37076