28-1-356

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/06/08 10:24 2 pgs
Fees:13.00 Taxes:447.70
20080806-0080957

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2008 by and between **Michael E. Partridge**, hereinafter referred to as GRANTOR, and **Tommy W. Inklebarger, an unmarried man,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 477 on the Plan of Hermitage Hills, Section Five, as of record in Plat Book 3300, page 1 & 2, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This Conveyance is Subject to the Following:

1) Restrictive Covenants of record in Book 3250, page 101 and Book 3222, page 154, Register's Office for said County

2) All matters appearing on the plan of Hermitage Hills, Section Five, of record in Book 3300, Page 1 & 2 the Register's Office for said County.

Being the same property conveyed to Michael E. Partridge, unmarried by Warranty Deed from Mark Short and Laura J. Brown and Joanne S. York and Veronica Heath and Felicia Mc Donald, heirs of Genevieve S. Short dated February 5, 1999 and recorded February 18, 1999 of record in Book 11343, page 819, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **5006 Bonnameade Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael E. Partridge

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Michael E. Partridge, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of July, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Tommy W. Inklebarger
5006 Bonnameade Drive, Hermitage, TN 37076

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400
Franklin, TN 37067

Map & Parcel 074.12-0-152.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $121,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of July, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

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Franklin, TN 37067

28-1-256