# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $121,700.00

Casey Breinston
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF SEPTEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02812 HOWS

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Sherry E. Hows | Franklin American Mtg. Co. | 128-10-0-218.00 |
| 7808 Sawyer Brown Road | 501 Corporate Centre Drive, Suite 400 | |
| Nashville, TN 37221 | Franklin, TN 37067 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ROBIN D. BANKS , UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**SHERRY E. HOWS, UNMARRIED**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7808 Sawyer Brown Road, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 25th day of September, 2008.

Robin D. Banks

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, ROBIN D. BANKS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of September, 2008.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

Davidson County DEEDWARR
Recvd: 09/26/08 13:32 3 pgs
Fees:18.00 Taxes:450.29
**20080926-0098015**

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4A, SECTION TWO, ZONE LOT DIVISION OF COUNTRY SIDE ESTATES (FORMERLY CLUNAN HEIGHTS), as shown on plat of record in Plat Book 6250, Page 362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Deed from Claude M. Richbourg, married to Robin D. Banks as recorded on the 3rd day of December, 2007 in Instrument No. 20071203-0139733 and Warranty Deed from Thomas P. Knight, unmarried to Claude M. Richbourg, married as recorded on the 6th day of August, 2003 in Instrument No. 20030806-0111817, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

