Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSH-080900142S

Davidson County DEEDWARR
Recvd: 09/30/08 09:02 1 pgs
Fees:13.00 Taxes:1006.40
20080930-0098945

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Rachael D. Poff and Patricia M. Fonner	Rachael D. Poff and Patricia M. Fonner	10314001500
(Name) 70 Brookwood Terrace	(Name) 70 Brookwood Terrace	
(Address) Nashville, TN 37205	(Address) Nashville, TN 37205	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Jennifer Marler Frank and Beth Anne Price

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Rachael D. Poff and Patricia M. Fonner

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 59, HILLWOOD TERRACE, SECTION 2, REVISED, as shown on plat of record in Plat Book 3300, Page 73, 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 to Jennifer Marler Frank and Beth Anne Price by Warranty Deed from Amelia Faye Moran, as Trustee of the Cox Living Trust, recorded July 24, 2007 in Instrument No. 20070724-0087523, in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 70 Brookwood Terrace, Nashville, TN, 37205.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 23rd day of September, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer Marler Frank

Beth Anne Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Kevana M. Nixon, a Notary Public in and for said County and State, Jennifer Marler Frank and Beth Anne Price the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this 23rd day of September, 2008

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $72,000.00.

Subscribed and sworn to before me this 23rd day of September, 2008.

Affiant

Notary Public

My commission expires:
(Affix Seal)
9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY