Davidson County DEEDWARR
Recvd: 10/07/08 09:09 2 pg:
Fees:13.00 Taxes:438.45
20081007-0101604

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Amber Rutledge
1000 Debow Street
Old Hickory, TN 37138

MORTGAGEE
Numerica Mortgage, LLC
615 Lynnhaven Parkway
Virginia Beach, Virginia 23452

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 044-15-0
PARCEL 279.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Daniel Hoffman, unmarried and Jackie B. Hoffman, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amber Rutledge, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 43 on the plan of Village Of Old Hickory, Section "D", as of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Daniel Hoffman, unmarried and Jackie B. Hoffman, married by Special Warranty Deed from Lasalle Bank, N.A., as trustee for Merrill Lynch Mortgage Investors Trust 2006-FF1, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, dated February 14, 2008 and of record in Instrument No. 20080228-0019781, Register's Office for Davidson County, Tennessee, Also being the same property conveyed to LaSalle Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust 2006-FF1, Mortgage Loan Asset,Backed Certificates, Series 2006-FF1 by Trustee's Deed from Toney Brasuell, Co-Trustee dated November 28, 2007 and of record in Instrument No. 20071130-0138882, Register's Office for Davidson County, Tennessee.
This is investment property and is not subject to marital rights.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants, conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as: **1000 Debow Street Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully

seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 30th day of September, 2008.

John Daniel Hoffman

John Daniel Hoffman

Jackie B. Hoffman

Jackie B. Hoffman

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Daniel Hoffman, unmarried and Jackie B. Hoffman, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 1-2-12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $118,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 1-2-12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY