Davidson County DEEDWARR
Recvd: 02/20/09 13:27 2 pgs
Fees:13.00 Taxes:101.75

20090220-0015038

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Feb., 2009.

Notary Public
MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
DEAN AND KELLEY HIBBS	New Owner	092-09-0/499.00
(NAME) P.O. BOX 1665	(NAME)	
(ADDRESS) GOODLETTSVILLE, TN 37070-1665	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, SOUTHSTAR, LLC C/O HOME SERVICING, LLC, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEAN HIBBS AND WIFE, KELLEY HIBBS, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LOT NO. 88, ON THE PLAN OF FAULCONER AND ASHCRAFT'S SUBDIVISION OF LOT NUMBERS 18 AND 19 ON THE BOYD MCNAIRY TRACT, OF RECORD IN PLAT BOOK 57, PAGE 121, SAID REGISTER'S OFFICE.

SAID LOT NUMBER 88 FRONTS 36 FEET ON THE NORTHERLY SIDE OF BOOKER STREET, FORMERLY HAMILTON STREET, AND RUNS BACK BETWEEN PARALLEL LINES, 106 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SOUTHSTAR, LLC C/O HOME SERVICING, LLC BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON DECEMBER 11, 2008 IN INSTRUMENT NO. 20081211-0119522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2602 Booker Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 10th day of February, 2009.

SOUTHSTAR, LLC C/O HOME SERVICING, LLC
BY: DUSTIN GOUNER, AGENT

STATE OF Louisiana
~~COUNTY~~ PARISH OF E. Baton Rouge

PERSONALLY appeared before me, the undersigned authority, **DUSTIN GOUNER who is an authorized agent for SouthStar, LLC c/o Home Servicing, LLC ,** and with full power and authority so to do made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BATON ROUGE, LA, on this the 10th day of February, 2009.

NOTARY PUBLIC
My commission expires: AT DEATH

George G. Caballero
Notary Public
La. Bar Roll No. 22013
Commissioned For State Of Louisiana
My Commission Expires With Life

NOTARY PUBLIC CABALLERO LOUISIANA