BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 23 day of February, 2009.

Notary Public
My commission expires: May 8, 2012

03-0902-35823

Address of New Owner:	Send Tax Bills to:	Tax Information
Shannon M. Stratton 7753 Poplar Ridge Drive Nashville TN 37221	Access National Mtg Corp 1800 Robert Fulton Dr, Ste 350 Reston, VA, 20191	141-06-0-A-062

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ramona L. Galbreath now Hoehler, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shannon M. Stratton and husband, Andrew C. Stratton**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the First Revision, Final Plat, Section Five, Poplar Ridge of record in Book 9700, Page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ramona L. Galbreath by deed from Rose Vick and husband, John W. Vick, dated December 8, 2006, recorded December 15, 2006, of record in Instrument No. 20061215-0154969, Register's Office for Davidson County, Tennessee.

Matt Hoehler, spouse of Ramona L. Galbreath Hoehler, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7753 Poplar Ridge Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/02/09 12:56 2 pgs
Fees:13.00 Taxes:777.00
20090302-0018112

WITNESS my hand this 23rd day of February, 2009.

Ramona L. Galbreath Hoehler Matt Hoehler

Ramona L. Galbreath Hoehler Matt Hoehler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ramona L. Galbreath Hoehler and Matt Hoehler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of February, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN