STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Subscribed and sworn to before me, this 3rd day of April, 2009.

Connie Marie Kennell
Affiant

My Commission Expires: 9-19-09

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090024606 DEEDWARR
Recvd: 04/14/09 14:13 2 pgs
Fees:13.00 Taxes:388.50
20090414-0033799

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY *RETURN TO:*
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214
2338

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOHN McWHIRTER and wife, SHARRIE McWHIRTER 621 N. STONEGATE DRIVE ANTIOCH, TN 37013 MAP & PARCEL NO. 165-13-0 A 025.00 CO	ALLIED HOME MORTGAGE CAPITAL CORP. 6110 PINEMONT DR., SUITE 215 HOUSTON, TX 77092

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CONNIE MARIE KENNELL, a married woman,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

JOHN McWHIRTER and wife, SHARRIE McWHIRTER,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING all of Lot No. 363 on the Plan of Peppertree Forest, P.U.D., as shown by plan and survey of record in Book 7900, page 499, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Connie Marie Kennell, married, by Quitclaim Deed from Maude Mize Caldwell, a married woman, sole heir of Gary E. Lyke, dated August 27, 2008, and filed of record on September 8, 2008, in Instrument No. 20080908-0091713, Register's Office for Davidson County, Tennessee. See also Deed of record in Book 9623, page 921, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2009, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 499; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 8757, PAGE 607; (D) HOMEOWNERS ASSOCIATION CHARTER OF RECORD IN BOOK 8757, PAGE 639; (E) HOMEOWNERS ASSOCIATION BY-LAWS OF RECORD IN BOOK 8757, PAGE 623; AND (F) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 621 NORTH STONEGATE DRIVE, ANTIOCH, TN 37013

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 3RD DAY OF APRIL, 2009.

Connie Marie Kennell

CONNIE MARIE KENNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2009, before me personally appeared Connie Marie Kennell, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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WARRANTY DEED

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