Record and Return To:
Commerce Title & Escrow , LLC
1812 Broadway
Nashville, TN 37203

File No.: RW-09-107

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$196,000.00.** Felicia Fortune Bramer Affiant Subscribed and sworn to before me, this the 29th day of May, 2009. Amanda Vaughn Notary Public My commission expires: 01/07/2013 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090036223 DEEDWARR
Recvd: 06/02/09 11:05 2 pgs
Fees:13.00 Taxes:725.20
20090602-0050577

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William P. Hoeppner	Franklin American Mortgage	**Map 103-06-0 Parcel 045.00**
107 Rural Avenue	501 Corporate Centre Dr #400	
Nashville, TN 37209	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dexter G. Chambers and wife, Carrie Chambers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William P. Hoeppner

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Dexter G. Chambers, unmarried by Deed from A. Warren Harden, Jr., unmarried, of record in Instrument No. 20030402-0043599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2541, Page 577, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Carrie Chambers, spouse of the above named Dexter G. Chambers, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is improved (__X__) Unimproved (____) property, known as **107 Rural Avenue, Nashville, TN 37209**

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 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/our hand(s) this **29th** day of **May, 2009.**

Dexter G. Chambers
Dexter G. Chambers

Carrie Chambers

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Dexter G. Chambers and Carrie Chambers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2009.**

Notary Public

My Commission Expires: 2/24/13

