BILL GARRETT, Davidson County
Trans:T20090037889 DEEDWARR
Recvd: 06/08/09 10:12 2 pgs
Fees:13.00 Taxes:407.00
20090608-0052796

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2009.

Notary Public
MY COMMISSION EXPIRES: 10/05/2010
File No. G9-7775D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas D. Hooven (NAME)	Franklin American Mortgage Company (NAME)	135-16-B-152
708 Flintlock Court (STREET ADDRESS	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Doug Peck, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas D. Hooven,** an unmarried man TH 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 Unit No. 152 on the plan of WOODBRIDGE AT NASHBORO VILLAGE, as shown by plat of record in Instrument No. 200211200143949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Doug Peck from Beazer Homes Corp. dba Phillips Builders, by Deed dated June 20, 2003, as Instrument No. 200307010090496, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 708 Flintlock Court, Nashville, TN 37217.

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. Whenever 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 2nd day of June, 2009.

Doug Peck

June 02, 2009
Date

STATE OF MISSOURI

COUNTY OF BOONE }



ASHLEY BRIGGS
My Commission Expires
May 30, 2010
Callaway County
Commission #06893502

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Doug Peck, unmarried, 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 2nd day of June, 2009.

My Commission Expires: 5/30/2010

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066