Return to: File Box 9-B
First Title and Escrow Co.
ftec file #28772

BILL GARRETT, Davidson County
Trans:T20090039536 DEEDWARR
Recvd: 06/15/09 10:46 2 pgs
Fees:13.00 Taxes:586.45
20090615-0055201

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

06-0905-73522

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $158,500.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2009.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Derek R. Stogner 2817 Chapelwood Drive Hermitage TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	86-14-0-B-021.00

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, Cora J. Woodham, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Derek R. Stogner and wife, Katherine E. Stogner, 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. 21, on the Revised Final Plat of Fleetwood, Subdivision, Phase One, of record in Book 6900, Page 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cora J. Woodham, a single woman by deed from Agnes B. Elliott, unmarried, dated May 29, 2003, recorded July 7, 2003, of record in Instrument No. 20030707-0092868, Register's Office for Davidson County, Tennessee.

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 2817 Chapelwood Drive, Hermitage, TN 37076

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.

WITNESS my hand this 11th day of June, 2009.

Cora J. Woodham

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 11th day of June, 2009.

Notary Public

My Commission expires: 01/17/12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012