BILL GARRETT, Davidson County
Trans:T20090044514 DEEDWARR
Recvd: 07/02/09 10:58 2 pgs
Fees:13.00 Taxes:769.60
20090702-0061737

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of June, 2009 by and between **Andrew J. Kephart and Angela E. Kephart**, hereinafter referred to as GRANTOR, and **Cynthia R Durdin, unmarried**, hereinafter referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of First Revision Meade Vue Subdivision of record in Book 9700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed unto Andrew J. Kephart and spouse, Angela E. Kephart by Warranty Deed from Jason Crowley and spouse, Yelena Helen Crowley and Alexander Zhislin, unmarried, dated November 30, 2005, of record in Instrument Number 200512060146503, Register's Office of Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **7805 Dan Kestner Court, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Andrew J Kephart by Angela E Kephart his attorney in fact
Andrew J. Kephart
By Angela E. Kephart, his Attorney in Fact

Angela E Kephart
Angela E. Kephart

JENNIFER MONNETT
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-15-12

INDIVIDUAL
STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Davidson~~ Bexar

Personally appeared before me, a Notary Public of said county and state, Angela E. Kephart, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of June, 2009.

Notary Public

My Commission Expires: 9/15/2012

JENNIFER MONNETT
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-12

ATTORNEY IN FACT
STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Davidson~~ Bexar

On this 30th day of June, 2009 before me personally appeared Angela E. Kephart, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew J. Kephart, and acknowledged that he/she executed the same as the free act and deed of said Andrew J. Kephart.

Witness my hand, at office, this 30th day of June, 2009.

Notary Public

My Commission Expires: 9/15/2012

JENNIFER MONNETT
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-15-12

Name and Address of Property Owner:
Cynthia Robyn Durdin
7805 Dan Kestner Court, Nashville, TN 37221

Send Tax Statements to:

Fifth Third Mortgage

5001 Kingsley Drive

Cincinnati, OH 45227

Map and Parcel--128.10-0-255.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $208,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of July, 2009.

My Commission Expires: 1/7/13

Notary Public

SHARON KELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.