RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090047382 DEEDWARR
Recvd: 07/14/09 15:15 2 pgs
Fees:13.00 Taxes:499.50
20090714-0065977

Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#752

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sarah L. Dexheimer	Franklin American	Map 147-15-0-
570 Highcrest Drive	Mortgage Company	Parcel 017.00
Nashville, TN 37211	501 Corporate Centre Drive #400 Franklin, TN 37067	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William D. Lappin and Sandra G. Lappin,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Sarah L. Dexheimer,** unmarried , (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44, on the Plan of Whispering Hills, Section 1, of record in Plat Book 2331, page 83, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert B. Lappin and wife, Betty Lappin by warranty deed dated November 14, 1956 from I.W. Wallace and wife, Nelle Elizabeth Wallace of record in Book 2601, page 48, said Register's Office. The said Robert B. Lappin having predeceased Betty Lappin. The said Betty Lappin aka Betty C. Lappin having since died on February 28, 2002 and title vested by operation of Law in William D. Lappin and Sandra G. Lappin by Affidavit of Heirship recorded in Instrument No. 20090714-0065974 and by the Probate Docket No. 02P-446, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and by Last Will and Testament of record in Instrument No. 20060321-0032164, said Register's Office.

This property is not the personal, marital or primary residence of Grantors, spouse, if any and/or any dependents.

This instrument is executed on behalf of William D. Lappin and Sandra G. Lappin by Robert J. Notestine as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Nos. 20090714-0065975 and 20090714-0065976, in the Register's Office for Williamson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 2481, page 499, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 2331, page 83, said Register's Office.**

This is improved property commonly known as 570 Highcrest Drive, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this
10th day of **July, 2009.**

Notary public:
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **10th** day of **July, 2009.**

William D. Lappin by:
Robert J. Notestine, Attorney-in-Fact

Sandra G. Lappin by:
Robert J. Notestine, Attorney-in-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Notestine**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument for the therein contained and who further acknowledged that HE is the Attorney-In-Fact for **William D. Lappin and Sandra G. Lappin** and that HE is authorized by THEM to execute this instrument on THEIR behalf.
WITNESS my hand and official seal at Nolensville, Tennessee,
this **10th** day of **July, 2009.**

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011