Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0335

BILL GARRETT, Davidson County
Trans:T20090047998 DEEDWARR
Recvd: 07/16/09 11:25 2 pgs
Fees:13.00 Taxes:349.65
20090716-0066712

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE10th day of July, 2009

Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Michael R. Payne
121 Hardaway Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Michael R. Payne
121 Hardaway Drive
Goodlettsville, TN 37072

MAP & PARCEL
033-08-0-094.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Herbert H. Peppers and wife, Dorothy S. Peppers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael R. Payne, unmarried and Martha K. Payne, marroed

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. 362 on the Plan of Gatewood, Section II, as of record in Book 3700, Pages 144 and 145, Register's Office for said County.

Said Lot No. 362 fronts 79 feet on the westerly side of Hardaway Drive and runs back 160 feet on the northerly line and 163.75 feet on the southerly line to a line at the rear on which it measures 79.09 feet.

Being the same property conveyed to Herbert H. Peppers and Dorothy S. Peppers, by Assumption Deed, from Michael Ray Payne and Pamela Jayne Peppers Payne, of record in Book 8894, Page 896, Register's Office for Davidson County, Tennessee, dated March 1, 1993 and recorded March 24, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 121 Hardaway Drive Goodlettsville TN 37072.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 10 **day of** July **, 2009.**

Herbert H. Peppers

Dorothy S. Peppers

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert H Peppers, Dorothy S Peppers, 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 at Sumner County, Tennessee this 10th day of July, 2009.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-20-12