BILL GARRETT, Davidson County
Trans:T20090048436 DEEDWARR
Recvd: 07/17/09 14:16 2 pgs
Fees:13.00 Taxes:482.85
20090717-0067321

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $130,500.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2009.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

05-0906-64660

Address of New Owner:	Send Tax Bills to:	Tax Information
Jon Eichert	Magna Bank	086-09-0-045.00
3221 Dockside Drive	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187-0257	

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, Betty J. Cotner, Trustee of the Betty Cotner Trust dated January 2, 2009 and Betty J. Cotner, individually as a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jon Eichert, 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. 53, on the Plan of Lakeside Woods Estates, Section Three, of record in Book 7900, Pages 218-220, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Cotner and wife, Betty Cotner by deed from Durwin C. Ramsey, unmarried, dated August 7, 2006, recorded August 16, 2006, of record in Instrument No. 20060816-0101023, Register's Office for Davidson County, Tennessee. See also Notice of Correction of record in Instrument No. 20080722-0074966, said Register's Office.

Further being the same property conveyed to Betty Cotner, married by Quitclaim Deed from David Cotner, unmarried, dated July 25, 2008, recorded August 22, 2008, of record in Instrument No. 20080822-0086499, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Betty J. Cotner, Trustee of the Betty Cotner Trust dated January 2, 2009 by deed from Betty J. Cotner and Gary E. Cotner, husband and wife, dated January 20, 2009, recorded February 24, 2009, of record in Instrument No. 20090224-0016162, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor grantor's spouse.

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 3221 Dockside 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 15th day of July, 2009.

Betty J Cotner, trustee
Betty J. Cotner, Trustee of the Betty Cotner Trust

Betty J Cotner
Betty J. Cotner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Betty J. Cotner, Trustee of the Betty Cotner Trust*, 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 seal at Hendersonville, Tennessee, this 15th day of July, 2009.

Angela A. Ramsey
Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 15th day of July, 2009.

Angela A. Ramsey
State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010