WARRANTY DEED

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011

G-VRE-09-1136

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

M. Eugene Hill
Affiant

Subscribed and sworn to before me, this 2nd DAY OF September, 2009.

MICHELLE HIGHTOWER
Notary Public
Sumner County, State of Tennessee
My Commission Expires September 19, 2011

Michelle Hightower
Notary Public

MY COMMISSION EXPIRES: 9.19.2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Errin N. Pheiffer	SAME (NAME)	
1136 Brittany Park Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		162-12-A-70.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILDA YODERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERRIN N. PHEIFFER, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 70, BRITTANY PARK, PHASE II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 796, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILDA YODERS BY WARRANTY DEED FROM JAMES LOUIS COOK AND ILDE L. COOK HUSBAND AND WIFE, RECORDED ON THE 14TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060614-0070758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 9700, PAGE 796; BOOK 7900, PAGE 998; BOOK 10016, PAGE 870; BOOK 10772, PAGE 988; BOOK 11398, PAGE 4; BOOK 10016, PAGE 900; BOOK 7968, PAGE 191; BOOK 4202, PAGE 787; BOOK 10021, PAGE 60; BOOK 10789, PAGE 173; BOOK 11398, PAGE 193; BOOK 8174, PAGE 198; BOOK 9938, PAGE 753; BOOK 8128, PAGE 92; BOOK 8113, PAGE 849; AND INSTRUMENT NUMBER 20021025-0130771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1136 Brittany Park Lane, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090063428 DEEDWARR
Recvd: 09/16/09 13:33 2 pgs
Fees: 13.00 Taxes: 418.10

20090916-0086492

Witness my/our hand(s) this 2nd day of September, 2009.

Wilda Yoders, unmarried

BY: Wilda Yoders

STATE OF Tennessee
COUNTY OF Davidson

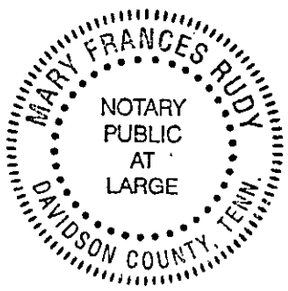
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilda Yoders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2009.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903