Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
09-0822

BILL GARRETT, Davidson County
Trans:T20100008345 DEEDWARR
Recvd: 02/10/10 13:08 2 pgs
Fees:13.00 Taxes:444.00
20100210-0010491

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of January, 2010.

Notary Public
Commission Expires: 7-29-13

PAM COLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

ADDRESS OF NEW OWNER:
James Hatcher and Edna Hatcher
289 Bonnaspring Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Regions Bank d/b/a
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL
075-09-0-240.00

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,

Bobby S. Sloan and Mary F. Sloan

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

James Hatcher and Edna Hatcher, husband and wife

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. 1113 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for said County.

Said Lot No. 1113 fronts 87.4 feet on the northeasterly margin of Bonnaspring Drive and runs back between lines measuring 200.0 feet on the northwesterly line and 182.04 feet on the southeasterly line to a dead line measuring 105.0 feet thereon.

Being the same property conveyed to Bobby S. Sloan et ux, Mary F. Sloan and Clarice M. Sloan, by Warranty Deed from George H. Powell, Jr. et ux Linda S. Powell, dated 2-9-71 and recorded 2-11-71 in Book 4479, page 28, and further conveyed to Bobby S. Sloan and his wife, Mary F. Sloan, by Quitclaim Deed from Clarice M. Sloan, dated 6-23-94 and recorded 6-27-94 in Book 9388, page 346, in the Register's Office of Davidson County, Tennessee.

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: 289 Bonnaspring Drive Hermitage TN 37076.

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.

Bobby S. Sloan
Bobby S. Sloan

Mary F. Sloan
Mary F. Sloan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby S Sloan Mary F Sloan, 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 Davidson Co, Tennessee this 27th day of January, 2010.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-20-12