(1)

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 151-1-A-83 CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Gilbert Carl Hanke and Sherril Lynn Hanke
3644 Burwick Place
Antioch, TN 37013

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Center Dr, #400
Franlin, TN 37067

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **OLIN A. VALENTINE AND WIFE, LINDA B. VALENTINE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **GILBERT CARL HANKE AND WIFE, SHERRIL LYNN HANKE** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 83 on the Plan of Chatham Pointe, of record in Book 6900, page 444-447, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

BEING the same property conveyed to Olin A. Valentine and wife, Linda B. Valentine, by Quitclaim Deed from Olin a. Valentine and wife, Linda B. Valentine, Trustees of the Valentine Joint Revocable Living Trust, dated 4/20/2004, appearing of record in Instrument No. 20040504-0050406, of the Register's Office of Davidson, Tennessee. For further source of title see Quitclaim Deed dated 10/2/1998 of record in Book 11147, page 715 and Warranty Deed dated 12/30/1996 of record in Book 10306, page 434, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on said plat and survey of record in Plat Book 6900, page 444-447; Covenants, Conditions and Restrictions of Chatham Pointe Subdivision of record in Book 7358, page 656, amended in Book 7538, page 792, Book 7599, page 812 and Book 8667, page 381; Charter of record in Book 7597, page 977; By-Laws of record in Book 8679, page 446, Deed to Common Area of record in Book 7683, page 718, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 3644 Burwick Place, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantees.

BILL GARRETT, Davidson County
Trans:T20100034051 DEEDWARR
Recvd: 06/04/10 11:18 2 pgs
Fees:13.00 Taxes:525.40
20100604-0043458

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of May, 2010.

Olin A. Valentine

Olin A. Valentine

Linda B. Valentine

Linda B. Valentine

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Olin A. Valentine and Linda B. Valentine, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24th day of May, 2010.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 10-19-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of May, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/9/2012

STATE OF TENNESSEE LEE E. CRAWFORD NOTARY PUBLIC AT LARGE