BILL GARRETT, Davidson County
Trans:T20100069402 DEEDWARR
Recvd: 11/02/10 10:26 2 pgs
Fees:13.00 Taxes:703.00
20101102-0087646

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 13 day of June, A.D., 2010, by and between

William Comly Petersen and Amanda K. Petersen Husband and wife

First Parties, and

KERRI M. THOMAS, UNMARRIED

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of --------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 396, ON THE PLAN OF PHASE SIX, LENOX VILLAGE OF RECORD IN INSTRUMENT NO. 20050112-0004530, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM COMLY PETERSON AND WIFE, AMANDA K. PETERSON BY DEED FROM TSUTOMU ITOH AND WIFE, CAROL ITOH RECORDED DECEMBER 29, 2006 IN INSTRUMENT NO. 20061229-0160685, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
KERRI M. THOMAS
8684 GAUPHIN PLACE
NASHVILE, TN 37211

RESPONSIBLE TAXPAYER:
FRANKLIN AMERICAN MORTGAGE CO.
501 CORPORATE CENTRE DR., STE 400
FRANKLIN, TN 37067

PROPERTY ADDRESS: 8684 GAUPHIN PLACE, NASHVILLE, TN 37211

MAP & PARCEL: 172090A45700C0

CLT%#

MR-PA-166203

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
William Comly Petersen

× Amanda K. Petersen
Amanda K. Petersen

✓STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William Comly Petersen and Amanda K. Petersen Husband and wife, 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 for the purposes therein contained.

Witness my hand, at office, this 13TH day of JUNE, 2010.

_____ Notary Public

My Commission Expires: MARCH 10, 2012

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 190,000.00. Affiant _____.

Subscribed and sworn to before me this 29th day of October, 2010.

My Commission Expires: 5/20/13 _____

DAPHNE D. BARNES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires
March 10, 2012

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