THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
131 Maple Row Blvd. E-501
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100079770 DEEDWARR
Recvd: 12/20/10 11:00 2 pgs
Fees:13.00 Taxes:588.30
20101220-0100919

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Janice M. Otto 1465 Aaronwood Drive Old Hickory, TN 37138	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	63-16B-134

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, WE,

Mickey C. Acker and wife, Noweta Richelle Acker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janice M. Otto

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 Number 216, on the Plan of Hampton Park, (Formerly Chirwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550-552 & certficate of Correction in Book 7462, Page 445 and by an amendment to change name in Deed Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mickey C. Acker and wife, Noweta Richelle Acker by Deed, dated April 28, 1994 of record in Book 9330, Page 847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1465 Aaronwood Drive Old Hickory, TN 37138

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 do 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 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 OUR HANDS THIS 16th day of December, 2010

Mickey C. Acker

Noweta Richelle Acker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mickey C. Acker and wife, Noweta Richelle Acker

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 16th day of December, 2010

K. J. Losh
Notary Public

My Commission expires July 18, 2011

K.J. LOSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of December, 2010

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011

K.J. LOSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER