(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20110052486 DEEDWARR
Recvd: 08/25/11 12:43 2 pgs
Fees:13.00 Taxes:2072.00
20110825-0065844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of August, 2011.

Notary Public
My Commission Expires: 04/06/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

11-0286

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hudson Deeter	SunTrust Mortgage, Inc.	159
840 West Hillview Drive	401 Commerce St., Suite 6100	168.00
Brentwood, TN 37027	Nashville, TN 37219	

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, we **Mark V. Fairhurst and wife, Jeannie Fairhurst**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hudson Deeter and wife, Valorie A. Riedermann**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section Three, Boker Heights, as shown on plat of record in Book 4300, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark V. Fairhurst and wife, Tessa Fairhurst by deed from Bernard A. Reymann and wife, Beverly A. Reymann, dated June 28, 2002, recorded in Instrument No. 20020708-0081997, Register's Office for said County. Subsequently, Tessa Atkins (Fairhurst) conveyed here interest in subject property to Mark V. Fairhurst by Quitclaim Deed dated September 26, 2003, recorded in Instrument No. 20031201-0172311, Register's Office for said County.

Jeannie Fairhurst, wife of Mark V. Fairhurst, joins in the execution of this instrument to convey any interest she may have, marital or otherwise, in subject property.

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

This is improved property located at **840 West Hillview Drive, Brentwood, TN 37027.**

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 23rd day of August, 2011.

Mark V. Fairhurst

Jeannie Fairhurst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark V. Fairhurst and Jeannie Fairhurst**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2011.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN