Davidson County DEEDWARR
Recvd: 12/27/02 09:25 2pgs
Fees:13.00 Taxes:445.85
20021227-0159404

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2002.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephanie Shelton and Lisa Cross
4066 Farmingham Woods Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 87-5-A-137

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William E. Birdsong and wife, Patricia A. Birdsong** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephanie Shelton, unmarried, and Lisa Cross, unmarried,** joint tenants with rights of survivorship, hereinafter referred to as 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. 165 on the Plan of Farmingham Woods, Phase III, a P.U.D. of record in Plat Book 7900, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Birdsong and wife, Patricia A. Birdsong by deed from David L. Martin and wife, Jennifer L. Martin, of record in Book 10236, Page 389, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1 Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 8238, Page 176, as amended in book 8351, Page 533, Book 8432, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, and Book 9006, Page 414, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Plat Book 7900, Page 173, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4066 Farmingham Woods Drive, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 20th day of December, 2002.

William E. Birdsong

William E. Birdsong

Patricia A. Birdsong

Patricia A. Birdsong

both by Mary Linda Morlock
attys in fact

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 Mary Linda Morlock, with whom I am personally acquainted or proved to me her identity on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for William E. Birdsong and Patricia A. Birdsong and that she is authorized by William E. Birdsong and Patricia A. Birdsong to execute this instrument on their behalf.

Witness my hand and official seal this 20th day of December, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TN

06799-ST