This Instrument Was Prepared By:

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:

CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

STATE OF TENNESSEE)

COUNTY OF Williamson)

Davidson County DEEDWARR
Recvd: 02/22/05 10:32 2 pgs
Fees:13.00 Taxes:540.20

20050222-0019021

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 146,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18 day of February 2005.
2005.

Notary Public

NOTARY PUBLIC

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
HILLARY LEA KEPPLE	NEW OWNER'S ADDRESS	2052 STANFORD VILLAGE DR ANTIOCH, TN 37013
		PROPERTY ADDRESS: 2052 STANFORD VILLAGE DR ANTIOCH, TN 37013

MAP PARCEL NUMBER
173-11-A-14CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **DALTON G. GARNER, JR., UNMARRIED** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **HILLARY LEA KEPPLE, UNMARRIED** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF SECTION ONE, STANFORD VILLAGE, OF RECORD AS INSTRUMENT NO. 200002040012060 AND INST. NO. 200002040012061, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO DALTON G. GARNER, JR. UNMARRIED BY WARRANTY DEED OF BEAZER HOMES CORP. RECORDED OCTOBER 3, 2000 IN INST. NO. 20001003-0097805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This property is known as 2052 STANFORD VILLAGE DRIVE, ANTIOCH, TN 37013

This property is subject to all matters shown on the Plat of record Inst. No. 200002040012061; Restrictive Covenants of record in Inst. No. 200002280019107; By Laws of record in Inst. No. 200002170016311; Charter of HOA of record in Inst. No. 200002170016310 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 18 day of February, 2005.

DALTON G. GARNER, JR. (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DALTON G. GARNER, JR.** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 **day of** February, **2005.**

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006