This Instrument Prepared By:
**Thomas I. Bottorff**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/20/05 15:28 2 pg
Fees:13.00 Taxes:469.53
20050520-0057376

ADDRESS NEW OWNER:
**Stephen W. Antons**
**1316 Rice Hill Circle**
**Antioch, Tennessee 37013**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**American Home Mortgage**
**7142 Columbia Gateway Drive**
**Columbia, MD 21046**

| | |
|---|---|
| MAP | **149-11** |
| GROUP | **A** |
| PARCEL | **91.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer M. Kennedy and husband, Matthew D. Kennedy** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Stephen W. Antons and Amanda K. Johnson, as joint tenants with right of survivorship**, 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 No. 91 on the Plan of Phase 3, Rice Hil, of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jennifer M. Kennedy and husband, Matthew D. Kennedy by deed from Tery L. Teasley and wife, Donna F. Teasley of record in Instrument no. 20011019-0114510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1316 Rice Hill Circle, Antioch, Tennessee 37013.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 13th day of May, 2005.

Jennifer M. Kennedy

Matthew D. Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jennifer M. Kennedy and husband, Matthew D. Kennedy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $126,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of May, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE

My Commission Expires: 7/19/2008