THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/11/05 15:14 2 pgs
Fees:13.00 Taxes:586.45
20050711-0080028

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Sheena Buntyon	**NEW OWNER**	151-09-0A-217.00
404 Ashby Place		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $158,500.00.

Sheena Buntyon
Affiant

Subscribed and sworn to before me this 6th day of July, 2005.

Lynn Gray
Notary Public
My Commission Expires:_____

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dawn Dennis Peeler f/k/a Dawn C. Dennis** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Sheena Buntyon, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Being Lot No. 217, as shown on the Plan entitled "Final Plat, Phase 3, Section 1, Long Hunter Chase" of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dawn C. Dennis, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes dated August 27, 2001 and recorded in Instrument No. 20010910-0097799, Register's Office for Davidson County, Tennessee. The said Dawn C. Dennis having since married and is now known as Dawn Dennis Peeler. Alfred Peeler joins in this conveyance solely to relinquish any marital interest he may have in the property by virtue of his marriage to Dawn Dennis Peeler.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Transmission Line Easement of record in Book 2338, Page 466, said Register's Office. Declaration of Taxing of record in Book 4446, Page 423, said Register's Office. Judgment of record in Book 4535, Page 351, said Register's Office. Charter of Homeowner's Association of record in Book 9433, Page 953, said Register's Office. Quitclaim Deed for Common Area of record in Book 9432, Page 792 and Book 9649, Page 764, said Register's Office. Grant of Easement(s) of record in Instrument No. 20000906-0088271 and in Instrument No. 20000906-0088272, said Register's Office. Easement(s) to Metro of record in Book 8197, Page 288 and in Instrument No. 20001030-0107415, said Register's Office. Easement to Tennessee Telephone of record in Book 9661, Page 919, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 9430, Page 251 and amended in Book 9534, Page 938 and Instrument No. 20010514-0049630,

said Register's Office. By-Laws of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions, said Register's Office. Subject to the rights of others in and to the common areas/elements. Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions. All matters as set forth per Plat of record in Instrument No. 20001103-0109138, Register's Office for Davidson, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS 404 Ashby Place, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 6th day of July, 2005

Dawn Dennis Peeler

Alfred Peeler

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ WILLIAMSON

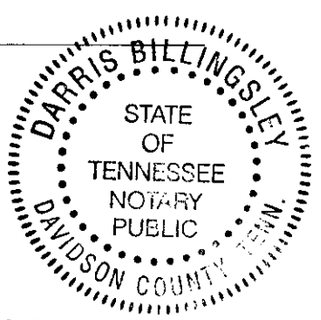
Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Dawn Dennis Peeler f/k/a Dawn C. Dennis and Alfred Peeler and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 6th day of July, 2005.

Notary Public

My Commission Expires: _____

(SEAL)



My Commission Expires NOV. 22, 2008