Davidson County DEEDWARR
Recvd: 08/17/05 14:15 1 pgs
Fees:13.00 Taxes:570.54

20050817-0097756

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,200.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2005.

Notary Public

My Commission Expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

Preparer's File #-05G0418

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO~~:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gerald J. Antoine	New owner	150-09-B-31CO
921 Forest Pointe Lane		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, NATHAN J. STREMMING AND WIFE, AMY B. STREMMING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GERALD J. ANTOINE, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 150-09-B-31CO

Land in Davidson County, Tennessee, being Lot No. 31, On the plan of Forest Pointe Subdivision, Phase II, as of record in Plat Book 9700, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan J. Stremming and wife, Amy B. Stremming by deed from Fox Ridge Homes, Inc. of record in Book 10324, page 34, filed on 01-21-97, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **921 Forest Pointe Lane, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **25th** day of **July, 2005**:

Nathan J. Stremming

Amy B. Stremming

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 NATHAN J. STREMMING AND WIFE, AMY B. STREMMING, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 25th day of July, 2005.

Notary Public

My Commission Expires: 7/17/06

AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.