This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050487

Davidson County DEEDWARR
Recvd: 09/06/05 11:00 3 pgs
Fees:18.00 Taxes:543.90
20050906-0106467

Send Tax Bills To:
Same

New Owner is:
Amanda & Stephen Shandley
305 Paulson Place
Antioch, TN 37013

MAP: 172-08-O-A
PARCEL: 25.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael R. Smith and wife, Adrienne M. Smith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amanda Shandley and husband, Stephen Shandley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Two-B, Hunters Branch, of record in Plat Book 6900, page 336-337, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael R. Smith and wife, Adrienne M. Smith by Warranty Deed from John Douglass Diamond and wife, Michelle R. Diamond dated July 24, 2003, recorded July 28, 2003, in Instrument No. 200307280105135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6900, page 336-337, said Register's Office; (b) By-Laws of record in Book 6632, page 429, said Register's Office; (c) easements of record in Book 7492, page 583, Book 7893, page 324, Book 7893, page 403, and Book 7893, page 407, said Register's Office; and (d) restrictive covenants of record in Book 6601, page 7, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MLS AMS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of August, 2005.

GRANTOR:

Michael L. Smith by
ATTNY in Fact

Michael R. Smith by Jared L. Knierim as Attorney-in-Fact

Adrienne M. Smith by
ATTNY in Fact

Adrienne M. Smith by Jared L. Knierim as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jared L. Knierim**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Michael R. Smith and Adrienne M. Smith,** and acting under such power of attorney they executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of County, Tennessee. * 20050906-0106466

Witness my hand and seal on this the 25th day of August, 2005.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF Tennessee

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant

SWORN TO and subscribed before me this 25th day of August, 2005.

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008