Box 56
Record
2nd

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $[illegible].00.

Affiant

Subscribed and sworn before me this the 9th day of September, 2005.

Notary Public
My commission expires: 11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Sontag 3621 Crossbrooke Dr. Nashville, TN 37221	First Horizon Home Loans 1555 W. WALNUT HILL LANE SUITE 200 IRVING, TEXAS 75038	141-06-0-C-017.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shannon Chiders and husband, Jason Childers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Sontag, a married man, and Darcie J. Sontag, an unmarried woman, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Riverbridge Community, Phase 1A, of record as Instrument No. 20030213-0019997, 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 SHANNON CHILDERS AND JASON CHILDERS, WIFE AND HUSBAND, by deed from BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, of record as Instrument No. 20031007-0148718, dated September 27, 2003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3621 Crossbrooke Dr., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of September, 2005.

Shannon Chiders by Jason Childers Attorney-in-Fact
Shannon Chiders by Jason Childers
Her Attorney-in-Fact

Jason Childers

Davidson County DEEDWARR
Recvd: 09/14/05 14:46 2 pgs
Fees:13.00 Taxes:629.00
20050914-0110747

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of September, 2005, before me, the undersigned Notary Public in and for said County and State, personally appeared Jason Childers with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shannon Childers, by Her Power of Attorney dated 9/6/05, _____, and who acknowledged that he executed the same as the free act and deed of Shannon Childer.

Witness my hand and official seal this 9th day of September, 2005

My Commission Expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY