WARRANTY DEED

Return To:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-4828

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$149,900.00.**

Affiant

Subscribed and sworn to before me this 16th day of December, 2005

Notary Public

My Commission expires: 1-16-08
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kirk Edward Chapman	First Tennessee Home Loans	183-05-0-A-019.00CO
4004 October Woods Drive	P.O. Box 809	
Antioch, TN 37013	Memphis, TN 38101	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeffrey Scott Cone, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kirk Edward Chapman and Teona Toreli Chapman, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 19 on the plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, page 909, and amended in Book 9700, pages 54 & 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Scott Cone and wife, Jill Manning Cone, by deed from Claridge Builders Co. LLC, on June 30, 1997, of record in Book 10513, page 333, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Jeffrey Scott Cone from Jill Allen Manning Cone on March 20, 2000 of record in Instrument Number 20000320-0027920, Register's Office for Davidson County, Tennessee. Jeffrey Scott Cone and Jeffery Scott Cone is one and the same person.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 183-05-0-A-019.00CO.
- Subject to all matters as shown on the Plan of record in Book 7900, page 909, and amended in Book 9700, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9840, page 276; and Book 10181,p age 986; and Book 10548, page 501; and Book 10548, page 503, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20000425-0041127, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4004 October Woods Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 16, 2005.

Jeffrey Scott Cone

Davidson County DEEDWARR
Recvd: 12/28/05 14:24 2 pgs
Fees:13.00 Taxes:554.63
20051228-0155622

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Scott Cone** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 16, 2005

My commission expires 8/30/06

Notary Public

ANDREW H. MALONEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY