Davidson County DEEDWARR
Recvd: 01/11/06 11:11 2 pgs
Fees:13.00 Taxes:477.30
20060111-0004206

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Lea Ann Stewart 500 Selsey Court South Hermitage TN 37076	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $129,000.00

Map & Parcel No.
064.16-0C-020.00-CO

Lea Ann Stewart
Affiant
Subscribed and sworn to before me on 01/05/2006.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 05-30-07 DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Lori A. Sprouse, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Lea Ann Stewart, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

> Being the same property conveyed to Lori A. Sprouse, a single person, by Deed from Roman Bryan White, dated 10-17-2003, of record Instrument No. 200310220156343, Register's Office for Davidson County.
>
> The above legal description is identical to the legal description in the previous deed of record.
>
> This is improved property located at 500 Selsey Court South, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 01/05/06.

Lori A. Sprouse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Lori A. Sprouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 5th day of January, 2006.

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My Commission Expires: