This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050858

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Countrywide Home Loans, Inc.
P.O. Box 10423
Van Nuys, CA 91410-0423

Davidson County DEEDWARR
Recvd: 02/02/06 13:58 2 pgs
Fees:13.00 Taxes:889.13
20060202-0013157

New Owner is:
Richard and Darci Ferguson
1212 Greenfield Avenue
Nashville, TN 37216

MAP: 72-03
PARCEL: 303.00

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, **Jonathan P. Sheahen and wife, Shawna Tant Sheahen**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard L. Ferguson and wife, Darci Monroe-Ferguson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** 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 the easterly one-half of Lot No. 103 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan P. Sheahen and wife, Shawna Tant Sheahen by Special Warranty Deed from Federal National Mortgage Association dated 3/20/02, recorded 3/26/02, in Instrument No. 200203260036832, Register's Office for Davidson County, Tennessee.

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.

JHS STS 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 28 day of December, 2005.

GRANTOR:

Jonathan P. Sheahen

Shawna Tant Sheahen

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jonathan P. Sheahen and wife, Shawna Tant Sheahen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of December, 2005.

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $234,900.00.

Affiant

SWORN TO and subscribed before me this 28th day of December, 2005

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires:

9/16/09