THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02907

Davidson County DEEDWARR
Recvd: 03/24/06 14:03 2 pgs
Fees:13.00 Taxes:636.40
20060324-0034032

Property Address:
3717 Seville Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Darryl Stevens, and Denise Stevens**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Carless W. Dance, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Lot No. 5 on the Plan of Fleetwood East, as shown by plat of record in Plat Book 7900, Page 427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Darryl Stevens aka Daryl Stevens and Denise Snyder n/k/a Denise Stevens,, dated March 14, 2002, and recorded March 21, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200203210034896.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [X] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 14th day of March, 2006.

_____ {Seal}
Darryl Stevens

_____ {Seal}
Denise Stevens

State of TENNESSEE
County of DAVIDSON

On this the 14th day of March, 2006, before me, the undersigned officer, personally appeared Darryl Stevens and Denise Stevens, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 6/28/2008

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $172,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charlotte A. Bethel
Affiant

Sworn to and subscribed before me this the 14th of March, 2006.

_____
Notary Public

My Commission expires: 6/28/2008

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Name of Owner and Property Address:
Carless W. Dance
same as property
3717 Seville Dr.
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Carless W. Dance
same as property

Tax Parcel ID#: 086.14-0-024.00