This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Thomas F. Shoun
901 Seasons Court
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 03/30/06 13:33 2 pgs
Fees:13.00 Taxes:528.73
20060330-0036155

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Realty Mortgage Corporation
215 Katherine Drive
Flowood, MS 39232

MAP **150-11-0**
GROUP
PARCEL **244.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Thomas Stoner and Wanda Garrison aka Wanda Stoner,** have this day bargained and sold, and do hereby transfer and convey unto **Thomas F. Shoun, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 343, on the Plan of Somerset, Phase I, as shown on plat of record in Plat Book 6900, page 690 and 691, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wanda Garrison and Thomas Stoner, unmarried by Deed of record in Book 10672, Page 342, recorded 11/5/1997, Register's Office for Davidson County, Tennessee. Wanda Garrison and Wanda Stoner are one in the same person.

This is improved property known as **901 Seasons Court, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

WE COVENANT with GRANTEE herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2006 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 6900, Page 690 and 691, restrictions in Book 7619, Page 647, amended 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 9072, Page 572 and Book 10404, Page 641, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS our hands this the 28th day of March, 2006.

Thomas Stoner

Wanda Stoner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas Stoner and wife, Wanda Stoner**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 3/3/09

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $142,900.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 3/3/09