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. R03057

**PLEASE RETURN TO:**
**AMTITLE & ESCROW, LLC**
**515 RIVERGATE PARKWAY, SUITE #111**
**GOODLETTSVILLE, TN 37072**

Davidson County DEEDWARR
Recvd: 04/25/06 11:16 2 pgs
Fees:13.00 Taxes:384.80
20060425-0047091

Property Address:
312 West Monticello Ave., Goodlettsville, TN 37072

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# 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, **Shawn A. Faulkner, and Teresa A. Faulkner**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Steve D. McWhirter, and Janet C. McWhirter, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 30 on the Plan of Gateway Subdivision, Section 1, as shown by plat of record in Plat Book 3300, Pages 39 and 40, 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 warranty deed from Dorothy Lucille Mangrum Allen, a widow, dated July 27, 1995, and recorded August 4, 1995, in the Register's Office for Davidson County, Tennessee, in Book 9752, at Page 962.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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 [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] 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 21st day of April, 2006.

X _____ {Seal}
Shawn A. Faulkner

X _____ {Seal}
Teresa A. Faulkner

State of TENNESSEE
County of DAVIDSON

On this the 21st day of April, 2006, before me, the undersigned officer, personally appeared Shawn A. Faulkner and Teresa A. Faulkner, 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.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27 2007

_____
Notary Public

My Commission expires: 1/27/07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $104,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 21st of April, 2006.

_____
Notary Public

My Commission expires: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Name of Owner and Property Address:
Steve D. McWhirter and Janet C. McWhirter
733 Hitt Lane
Goodlettsville, TN 37072

Person Or Entity Responsible For Payment Of Taxes:
Steve D. McWhirter and Janet C. McWhirter
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063
Tax Parcel ID#: 034-09-0-042.000