Davidson County DEEDWARR
Recvd: 05/05/06 14:15 2 pgs
Fees:13.00 Taxes:758.50
20060505-0052689

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

mail to:

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jesse Larrison and Crystal Larrison
3805 Bryce Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172150A15200CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott L. Stegall, and Wife, Shannon R. Stegall hereinafter referred to as Grantors, hereby transfers and conveys to Jesse Larrison, a married man, and Crystal Larrison, a married woman, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 236 on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, Pages 281 and 282, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott L. Stegall and wife, Shannon R. Stegall by warranty deed from Claridge Builders Co., LLC, of record in Book 10936, Page 443, Register's Office for Davidson County, Tennessee dated May 15, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Pages 281 and 282, Register's Office of said County.

Charter of Holt Woods Homeowners Association of record in Deed Book 9570, Page 5, Register's Office for said County.

By-Laws of record in Deed Book 3570, Page 3, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9570, Page 22, and Book 10258, page 142, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3805 Bryce Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of May, 2006.

Scott L. Stegall

Shannon R. Stegall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Scott L. Stegall, and Shannon R. Stegall, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/4/2006.

Witness my hand and official seal this 4th day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, 2008