PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 05/08/06 11:32 3 pgs
Fees:18.00 Taxes:499.50



20060508-0053273

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Sheryll Richardson, a/k/a Sheryll R. Steele, by and through Steven A. Anglin, Jr., her Attorney in Fact, whose Power of Attorney is of record in Book 20060508-0053272, Page _____, Register's Office of Maury County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Jayme Montroy and wife, Erica Montroy, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 176, on the Plan of Meadow Woods, 2nd Revision, Phase 1, as shown on plat of record in Plat Book 9700, page 570, 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 and legal description conveyed to Sheryll Richardson by deed dated November 23, 1998 and recorded in Book 11220, Page 524, Register's Office for Davidson County, Tennessee.
>
> Map 164-12-0-048.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances hereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; restrictive covenants affecting the subject property of record in Book 10788, Page 10, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference; and any applicable utility and drainage easements and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Ronald D. Steele, husband of the above-named FIRST PARTY, by and through Steven A. Anglin, Jr., his Attorney in Fact, whose Power of Attorney is of record in Book 20060508-0053271, Page _____, Register's Office of Maury County, Tennessee, hereby joins in the

execution of this instrument for the purpose of conveying all of his right, title and interest in and to the above-described property, acquired by her by virtue of her marital status or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 24 day of March, 2006.

Sheryll Richardson Steele
by [signature]
Attorney in Fact
Sheryll Richardson, a/k/a Sheryll R. Steele,
by Steven A. Anglin, Jr.
Her Attorney in Fact

Ronald D. Steele by [signature] Attorney in Fact
Ronald D. Steele, by Steven A. Anglin, Jr.
His Attorney in Fact

STATE OF TENNESSEE - COUNTY OF MAURY

Personally appeared before me, the undersigned, Steven A. Anglin, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact of Sheryll Richardson, a/k/a Sheryll R. Steele, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24 day of March, 2006.

My commission expires:
1/23/07

[signature]
Notary Public

DEBORAH K. ELLIOTT NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.
My Commission Expires January 23, 2007

STATE OF TENNESSEE - COUNTY OF MAURY

Personally appeared before me, the undersigned, Steven A. Anglin, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact of Ronald D. Steele, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24 day of March, 2006.

My commission expires:
1/23/07

[signature]
Notary Public

DEBORAH K. ELLIOTT NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.
My Commission Expires January 23, 2007

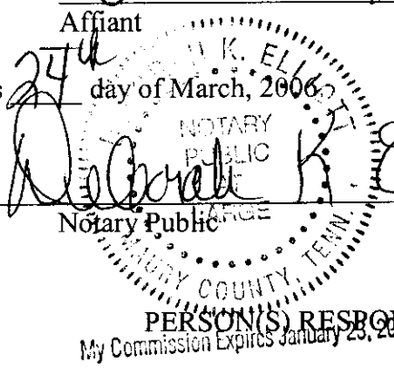
STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00.

Teresa L. Prewett
Affiant

Subscribed and sworn to before me, this 24th day of March, 2006.

My commission expires:
1/25/07



Notary Public

NEW PROPERTY OWNERS:

Jayme Montroy and Erica Montroy
1017 Pin Oak Drive
Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

Homeland Mortgage Group LLC
114 North Church Street
Waverly, TN 37185

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