Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hermitage, TN 37076



My Commission Expires MAY 28, 2006

05-0603-62769

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven D. Varro	1st Trust Bank For Savings	98-05-0-088
4140 Helena Bay Court	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathy Lamb, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven D. Varro and wife, Barbara A. Varro, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Final Plat Lakepark, Section Twelve, of record in Book 8250, Page 804, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Lamb by deed from Lakepark, Section Twelve, LLC, dated 10-14-98, of record in Book 11158, Page 447, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 4140 Helena Bay Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/10/06 09:03 2 pgs
Fees:13.00 Taxes:943.50
20060510-0054616

WITNESS my hand this 5th day of May, 2006.

Kathy Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathy Lamb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 5th day of May, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

