THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14689

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Davidson County DEEDWARR
Recvd: 05/22/06 15:18 2 pgs
Fees:13.00 Taxes:529.10

20060522-0060092

Property Address:
304 Hunters Path Ct., Hermitage, TN 37076

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, **Lance M. Price and wife, Cayce T. Price**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Danielle M. Santangelo, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 39 on the Plan of Summit Run, Phase Two, as shown by plat of record in Plat Book 9700, Page 660, 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 Jon Kerry Osborne and wife, Melissa S. Osborne, dated August 31, 2001, and recorded September 6, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200109060096772.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's 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 18th day of May, 2006.

Lance M. Price {Seal}
Lance M. Price

Cayce T. Price {Seal}
Cayce T. Price

State of TENNESSEE
County of DAVIDSON

On this the 18th day of May, 2006, before me, the undersigned officer, personally appeared Lance M. Price and Cayce T. Price, 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.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 9-22-07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $143,000.00 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 16th of May, 2006.

Notary Public

My Commission expires: 6-22-09

LINDA V. JONES WILSON COUNTY

Name of Owner and Property Address:
Danielle Santangelo
304 Hunters Path Court
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Wells Fargo Home Loans
3480 Stateview Blvd., x7802-019
Ft. Mill, SC 29715

Tax Parcel ID#: 086.03-0A-039.00-CO