This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060286

Davidson County DEEDWARR
Recvd: 05/25/06 15:13 2 pgs
Fees:13.00 Taxes:436.60

20060525-0061796

Send Tax Bills To:
New owner

New Owner is:
Justin E. Charlton
1025 Moores Court
Brentwood, Tn. 37027

MAP: 161-11-0C
PARCEL: 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sandra Sheats**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Justin E. Charlton**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot # 102, Building "A", Resubdivision of Lot 1 of Phase Four, Villages of Brentwoood, as recorded in Plat book 6900, page 471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy B. Sheats II, by Quit Claim Deed from Margaret C. Stiller Humphrey and husband, R. A. Humphrey, dated June 25, 1993, of record in Book 9000, page 669 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra Sheats from Jimmy B. Sheats II by Quit Claim Deed dated February 7, 2006, recorded March 23, 2006, in Instrument No. 20060323-0033433, Register's Office for DAvidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of May, 2006.

GRANTOR:

Sandra Sheats

Sandra Sheats

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sandra Sheats**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of May, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

SWORN TO and subscribed before me this 11th day of May, 2006

Peggy S. Hill
NOTARY PUBLIC

My commission expires:
7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009