Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Davidson County DEEDWARR
Recvd: 06/01/06 14:09 2 pgs
Fees:13.00 Taxes:924.63
20060601-0064574

Subscribed and sworn to before me, this 25th day of May, 2006.

Notary Public
My commission expires: 8-9-09

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

05-0605-62861

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark Fant	Fifth Third Mtg	086-04-0-B-076.00CO
808 Withers Place	330 Main St	
Hermitage TN 37076	Franklin TN 37064	

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, William D. Scism, Jr. and wife, Melody G. Scism, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Fant and wife, Shannon Fant, 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. 31, on the Plan of Section Three, Sunset Oaks, of record in Book 9700, Page 198, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William D. Scism, Jr. and wife, Melody G. Scism by deed from Frank Batson Homes, Inc., dated 3-14-97, of record in Book 10385, Page 513, 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 808 Withers Place, 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.

WITNESS my hand this 25th day of May, 2006.

William D. Scism, Jr.

Melody G. Scism

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William D. Scism, Jr. and Melody G. Scism, 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 25TH day of May, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006