6

This Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

ADDRESS NEW OWNER:
Joseph A. Polite
5609 Royal Court
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 06/02/06 09:49 2 pgs
Fees:13.00 Taxes:503.20
20060602-0064862

SEND TAX BILL TO:
Mortgagee
Regions Bank d/b/a Regions Mortgage
PO Box 1718
Memphis, Tennessee 38101-1718

MAP 87-5
GROUP A
PARCEL 105

MORTGAGEE:
REGIONS BANK d/b/a REGIONS MORTGAGE
PO BOX 1718
MEMPHIS, TN 38101-1718

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark A. Fant, married*, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Joseph A. Polite, hereinafter called the "GRANTEE", his heirs 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. 133 on the Plan of Farmingham Woods, Phase III, of record in Plat Book 7900, page 554, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark A. Fant, married by deed from Phillips Builders, Inc. of record in Book 9688, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 5609 Royal Court, Hermitage, Tennessee 37076.

***Shannon Fant, spouse of Mark Fant, hereby joins in this conveyance to transfer all of her right, title, and interest in the subject property, marital or otherwise.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 31st day of May, 2006.

Mark A. Fant

Shannon Fant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mark A. Fant and Shannon Fant, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 7/19/08

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 7/19/08