Davidson County DEEDWARR
Recvd: 06/07/06 08:47 2 pgs
Fees:13.00 Taxes:961.63

20060607-0067187

Prepared by:
Centennial Title Company, Inc.
80 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Louis E. Peters and Mary L. Peters, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto David Stuart Magness and wife, Lindsey L. Magness, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Sheffield on the Harpeth, III-D, a Planned Unit Development, as of record in Book 7900, Page 710 and 712, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Louis E. Peters and Mary L. Peters. husband and wife, by deed from Matthew Salada and wife, Michelle Salada dated 2/22/2005, of record in Instrument No. 20050223-0020005, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 717 Vauxhall Drive, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of May, 2006

Louis E. Peters

Mary L. Peters

State of Alabama)
County of Madison)

On this 23rd day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Louis E. Peters and Mary L. Peters, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Shelby J. Gilbert
Notary Public

My Commission Expires: 2-3-09

SHELBY J. GILBERT NOTARY PUBLIC STATE AT LARGE AL

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 259,900.00.

Emily C Mz
Affiant

Sworn and subscribed before me on this ~~the~~ 23rd day of May, 2006.

Sandy Wilee Irons
Notary Public

My Commission Expires: 5-24-2008

SANDY WILEE IRONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David Stuart Magness 717 Vauxhall Drive Nashville, TN 37221	SunTrust Mortgage 201 4th Ave. N. Nashville, TN 37219	141 15 0D 168.00CO