This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Meghan L. Mahoney
424 Barkley Court
Antioch, Tennessee 37013

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/07/06 10:56 2 pgs
Fees:13.00 Taxes:653.05

20060607-0067443

SEND TAX BILL TO: J.T.
USAA Federal Savings Bank
10750 McDermott Frwy
San Antonio, TX 78288

MAP	**173-4**
GROUP	**A**
PARCEL	**87.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George B. Stallings and wife, Amy Stallings, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto Meghan L. Mahoney and Sterling Caleb Hartwell, both single persons, as joint tenants with right of survivorship hereinafter called the "GRANTEES", their 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. 87 on the Plan of Oak Highlands, Phase 1, of record in Plat Book 6900, page 432-435, 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 George B. Stallings and Amy Stallings by deed from Paul Anderson Page, unmarried of record in Book 9331, page 323, 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 424 Barkley Court, Antioch, Tennessee 37013.

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 and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 1st day of June, 2006.

George B. Stallings

Amy Stallings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, George B. Stallings and Amy Stallings, 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 1st day of June, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $176,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2006.

NOTARY PUBLIC

My Commission Expires:

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2009