STATE OF TENNESSEE
COUNTY OF Williamson

Davidson County DEEDWARR
Recvd: 06/15/06 08:07 2 pgs
Fees:13.00 Taxes:1324.60
20060615-0071056

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Cheryl McQuaig
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12 day of June, 2006.

E. Miller Hogan II
Notary Public

My Commission Expires: Nov. 21, 2009

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephen P. May and Jeanine Smith
7216 Holt Run Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

180020A043.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda K. Cadzow, and Husband Ronald A. Scissom hereinafter referred to as Grantors, hereby transfers and conveys to Stephen P. May and Jeanine Smith**, as joint tenants with the right of survivorship** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 59, on the Plan of The Ridge at Stone Creek Subdivision, Section 1, a Planned Unit Development as of record in Instrument No. 200310270157621, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda K. Cadzow and husband Ronald A. Scissom by Warranty Deed from Drees Premier Homes, Inc,. an Ohio Corporation of record in Instrument No. 20050408-0039072, Register's Office for Davidson County, Tennessee, dated April 8, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matter as asset forth per in Instrument No. 20031027-0157621, Register's Office for said County.

Declaration of Covenants, Conditions and restrictions of record in Book 10324, Page 365, at Instrument No. 200107190076875, 200207220087705, Register's Office for said County.

By-Laws of record in Book 10324, Page 405, Register's Office for said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7216 Holt Run Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 12th day of June, 2006.

Linda K. Cadzow

Linda K. Cadzow

Ronald A. Scissom

Ronald A. Scissom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda K. Cadzow, and Husband Ronald A. Scissom, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12th day of June, 2006.

Witness my hand and official seal this 12th day of June, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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