WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/06 08:25 2 pgs
Fees:13.00 Taxes:980.50

20060615-0071100

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Charles Shannon	Send Tax Bills To:	Map and Parcel Number:
5437 Oak Chase Drive	same	173-04-0-A-269.00CO
Antioch, TN 37013		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jacquelyn A. Harris Thompson, unmarried**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Charles Shannon**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee. Being Lot No. 269 on the Plan of Oak Highlands, Phase Three, 1st Revision, a planed Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a mre complete and accurate description of said lot.

Being the same property conveyed to Jacquelyn A. Harris Thompson unmarried by Warranty Deed from S & Y Construction dated 10/22/02 and filed for record 11/04/02 in Insrument No. 200211040135308, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Plat Book 8765, page 77, said Register's Office.

Subject to restrictions of record in Plat Book 7350, page 24, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **5437 Oak Chase Drive**
Antioch, TN 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 we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 23rd day of **May**, 2006

Jacquelyn A. Harris Thompson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Corinna Valdez Thompson a Notary Public in and for said County and State, the within named bargainor Jacquelyn Harris-Tipp with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee
This 23rd day of May, 2006

Corinna Valdez Thompson
Notary Public

My Commission Expires: March 24, 2010

CORINNA VALDEZ THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY