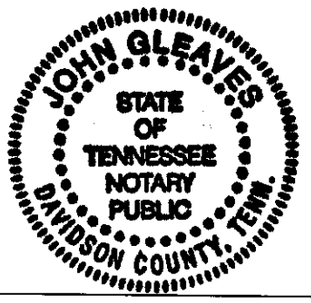
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2006

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~04/24/09~~ 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John A. Sepetys	New Owner	Map 173
1200 Westridge Court		Group 1
Antioch, TN 37013		Parcel 255

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

Stacey M. Jennette, an unmarried woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John A. Sepetys, unmarried

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. 6-B, on the Plan of Zone Lot Division Lot 6 Dreamland Estates, Southeast Section Three of record in Book 5200, Page 649, amended in Book 6250, Page 488, corrected in Book 8418, Page 637, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacey M. Jennette by deed from Cynthia Lynn Smith Arnold, of record in Instrument 20020709-0082228, dated July 9th, 2002 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6376, Page 121, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 649; Book 6250, Page 488; Book 8418, Page 637, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1200 Westridge Court, 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 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 22nd day of June, 2006.

Stacey M. Jennette

Davidson County DEEDWARR
Recvd: 06/27/06 12:34 2 pgs
Fees:13.00 Taxes:362.23

20060627-0076721

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey M. Jennette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of June, 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

