Bof 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 06/27/06 13:55 3 pgs
Fees:18.00 Taxes:447.33
20060627-0076839

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Kathryn M. Viers 1015 Gibson Drive Madison, TN 37115	HomeFocus Tax Services, LLC P. O. Box 26389 Richmond, VA 23260-0000	Map 51-8 Group Parcel 2

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, **Jodi L. Viers Stapler and husband, Eric Stapler**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathryn M. Viers**, hereinafter called the Grantees, her 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 part of Parcel "B" on the Plan of Stratton Heights as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Gibson Drive, said point being 148 feet north of the northwest corner of Lot 78 in said Subdivision, thence with the easterly margin of Gibson Drive, northwardly 100 feet to a point in the center of Gibson's Creek, being the southwest corner of the property conveyed to Tom L. Bing and wife, by deed from E. C. Chance and wife, of record in Book 1878, page 635, Register's Office; thence with Bing's southerly line eastwardly 260 feet, more or less, to a westerly margin of the L&N Railroad right-of-way; thence with said right-of-way, South 71 degrees 41 minutes East 15 feet to a point; thence continuing with said right-of-way, South 18 degrees 19 minutes West 150 feet to a point, said point being 169.4 feet north of the northeast corner of Lot No. 78 in said Subdivision; thence westerly 225 feet, more or less, to the easterly margin of Gibson Drive, the point of beginning.

BEING the same property conveyed to Jodi L. Viers and Eric Stapler by Warranty Deed from Reba G. Price, unmarried, dated October 23, 1998, and filed in Book 11172, page 166, said Register's Office.

Jodi L. Viers and Jodi L. Viers Stapler being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and zoning regulations of record.

This is improved property known as: 1015 Gibson Drive, Madison, TN 37115

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 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 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 June, 2006.

Jodi L. Viers Stapler

Eric Stapler by Jodi Stapler
Eric Stapler
By: Jodi Stapler, Attorney in Fact

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodi L. Viers Stapler, the within named bargainor, with whom I am personally acquainted (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 office, this 23rd day of June, 2006.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodi Stapler, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Eric Stapler, and acknowledged that she executed the same as the free act and deed of the said Eric Stapler, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Eric Stapler and appearing of record in Instrument No. 20060627-0076838, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this the 23rd day of June, 2006.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,900.00

Kathryn M. Viera
Affiant

Subscribed and sworn to before me this 23rd day of June, 2006.

Ollie Mai Paisley
Notary Public

My Commission Expires

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OLLIE MAI PAISLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOV. 25, 2006