Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/06/06 09:10 2 pgs
Fees:13.00 Taxes:850.63
20060706-0080576

W & I Ref:(_____) Title No: 47993
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert C. Steele Shannon L. Steele 904 Willow Oak Court Nashville, Tennessee 37221	Fifth Third Mortgage Company 336 Main Street Franklin, Tennessee 37064

TAX MAP-PARCEL NUMBERS: 156010C4200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Newman and spouse, Susan Newman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert C. Steele and spouse, Shannon L. Steele** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of East Colony at Riverbend of record in Book 7900, page 733 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Newman and wife, Susan Newman by deed from Alan D. Sissel and wife, Helen M. Sissel of record in Doc. No. 20041213-0147918, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 733, said Register's Office, which Plan shows a 20 foot minimum building setback line from Willow Oak Court together with a designated building site, and a 15 foot easement for public utility purposes along the northerly front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, amended in Book 9792, page 20, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 904 Willow Oak Ct, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2006.

James Newman

Susan Newman

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2006 , before me the undersigned authority, personally appeared James Newman and Susan Newman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $229,900.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2006

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007