This Instrument Prepared By:

Title Enterprises, LLC
320 Seven Springs Way

Suite 150, Seven Springs I

Brentwood, Tennessee 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(2)

6060577

Send Tax Bills To:
Flagstar Bank FSB
5151 Corporate Dr
Troy, MI 48098

Davidson County DEEDWARR
Recvd: 08/04/06 11:57 3 pgs
Fees:18.00 Taxes:551.30
20060804-0095707

New Owner is:
Gary Adair & Dorane Adair

MAP: 095-12-0
2809 Airwood Drive
Nashville, TN 37214

PARCEL: 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edward Stotts and wife, Janice Stotts**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gary Adair and wife, Dorane Adair**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot # 4, on the Final Plan of plat of Phase One Lakeland, Section Two, of record in Plat Book 6250, Page 983, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward Stotts and wife, by Warranty Deed from Wayne R. Walczak, of record in Instrument # 20030609-0078868, Register's Office for Davidson County, Tennessee, Date May 5, 2003 and recorded June 9, 2003.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

E S & J S by Bernice Burns Attorney In Fact
Sellers Mts.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of July, 2006.

GRANTOR:

Edward Stotts, by Bernice Burns as Attorney-in-fact

Edward Stotts, by Bernice Burns as Attorney-in-Fact

Janice Stotts, by Bernice Burns as Attorney-in-fact

Janice Stotts, by Bernice Burns as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Bernice Burns** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Edward Stotts and Janice Stotts,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No. 20060804-0095706, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 26th day of July, 2006.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bernice Burns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of July, 2006.

Notary Public

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Sandra McClard

Affiant

SWORN TO and subscribed before me this 20th day of July, 2006.

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires:

9/16/09