THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14765

Davidson County DEEDWARR
Recvd: 08/08/06 09:45 2 pgs
Fees:13.00 Taxes:374.26
20060808-0097096

Property Address:
5135 Hunters Point Lane, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mark D. Cole, married** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Lance W. Emery, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 47B as shown on the Plan of Zone Lot Division, Lots 10, 11, 24, 46 & 47, Hunter's Point Subdivision, as shown by plat of record in Book 5200, Page 736, as amended in Book 6250, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Roger Allen Shenfeld and wife, Tina M. Shenfeld, dated November 4, 2002, and recorded November 12, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200211120140189.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 4th day of August, 2006.

Mark D. Cole {Seal}
Mark D. Cole

State of TENNESSEE
County of DAVIDSON

On this the 4th day of August, 2006, before me, the undersigned officer, personally appeared Mark D. Cole, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 9-16-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $101,150.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 4th of August, 2006.

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission expires: 9-16-07

Name of Owner and Property Address:
Lance W. Emery
205 Rising Sun Terrace
Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
SunTrust Mortgage, Inc.
P.O. Box 26419
Richmond, VA 23260Lance W. Emery
205 Rising Sun Terrace
Old Hickory, TN 37138

Tax Parcel ID#: 098.05-0-166.00