Prepared by & return to:
American Title Company, Inc.
925 Industrial Dr.
Old Hickory, TN 37138 file # NO0335

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 08/30/06 13:30 2 pgs
Fees:13.00 Taxes:573.13
20060830-0107251

ADDRESS NEW OWNER:
John E. Otey and Joyce A. Otey
900 Hill Ridge Drive
Antioch, Tennessee 37013

SEND TAX BILL:
Mortgagee

MORTGAGEE:
First Choice Funding, Inc.
2100 Riverchase Center Suite 100
Birmingham, Alabama 35244

MAP AND PARCEL:
MAP 150-12-0-C
PARCEL 061.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carolyn D. Stefanko, now Schank, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John E. Otey and Joyce A. Otey, married, as tenants by the entirety, 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:

BEING Lot No. 13, Final Plat, Mt. View Subdivision, Section Two, of record in INST: 20010523-0053206, Register's Office for Davisdon County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carolyn D. Stefanko, unmarried, by deed from CLASSIC HOMES BOS, L.P. of record in INST: 20041102-0132086, Register's Office for Davidson County, Tennessee.

Carolyn D. Shank has been restored to her maiden name and is one and the same person as Carolyn D. Stefanko. Carolyn D. Stefanko and Carolyn Denise Schank is one and the same person.

This is improved property known as 900 Hill Ridge Drive, 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 John E. Otey and Joyce A. Otey, married, their heirs and assigns, forever; and I, Carolyn D. Stefanko now Schank, unmarried, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of August, 2006.

Carolyn D. Stefanko-Schank

STATE OF CALIFORNIA)
COUNTY OF Orange)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn D. Stefanko-Schank, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Tustin, California, this the 17th day of August, 2006.

R. Dodds
NOTARY PUBLIC

My Commission Expires:

Dec 15, 2009

R. DODDS
COMM # 1630122
Notary Public California
Orange County
My Comm. Expires Dec. 15, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 154,900.00.

AFFIANT

Subscribed and sworn to before me this 17th day of August, 2006.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires:

GENE W. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY