Davidson County DEEDWARR
Recvd: 09/01/06 14:13 2 pgs
Fees:13.00 Taxes:473.60

20060901-0108486

12.20

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2006.

Notary Public
My commission expires: 5/22/2010

05-0608-63073

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shannon Hawkins	1st Trust Bank For Savings	108-16-370
828 Woodcraft Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ken C. Businda, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shannon Hawkins and Chere Oakes, tenants in common with rights of survivorship, hereinafter called the Grantees, their successors 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 Lot No. 175-B, on the Plan of Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, Pages 356-357 as amended in Book 6250, Page 993, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ken C. Businda by deed from Wells Fargo Bank, N. A., as Trustee for Option One Mortgage Loan Trust 2001-C, Asset Backed Certificates Series 2001-C, dated 3-09-06, recorded 3-13-06, of record in Instrument No. 20060313-0028413, Register's Office for Davidson County, Tennessee.

The subject property is not the principal residence of the grantor nor the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 828 Woodcraft Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of August, 2006.

Ken C. Businda

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ken C. Businda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24th day of August, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010