THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
ROBERT D. GREEN
620 CAVENDISH COURT
ANTIOCH, TN 37013

MAP PARCEL NUMBERS
149-01-0 B 037.00 CO

Davidson County DEEDWARR
Recvd: 10/09/06 10:08 2 pgs
Fees:13.00 Taxes:554.63
20061009-0124976

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of **September, 2006**, by and between **Stephanie LYNNE McKenna**, unmarried party of the first part, and **Robert D. Green and Linda C. Green, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$149,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

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

Being Lot NO. 300 on the plan of Phase III, Piccadilly Square, of record in Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephanie Lynne McKenna, unmarried by deed from Timothy R. Henegar and wife, Mary Katherine Bower, of record in Book/Instrument No. 200403310035907, Register's Office, Davidson County, Tennessee, dated 3-26-04 and recorded 3-31-04.

The above referenced property is also known as 620 Cavendish Court, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 6250, pages 892-894; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of trust.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Stephanie E. McKenna
LYNNE

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephanie L. McKenna, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29 day of September, 2006.

My commission expires 7/24/10

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$149,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of September, 2006.

Notary Public
My Commission Expires 7-24-2010

PROPERTY ADDRESS:
620 Cavendish Court
Antioch, TN 37013

Name and Address of New Owner:
ROBET D. GREEN
620 CAVENDISH COURT
ANTIOCH, TN 37013