M16 Box 2413

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 14:04 2 pg
Fees:13.00 Taxes:1143.30

20061013-0127539

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 2006

ANN B. WADDELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 206, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Kershaw (NAME)	Bank of America, N. A. (NAME)	MAP 172-10-0-A
621 Copperfield Court (ADDRESS)	900 W Trade Street (ADDRESS)	PARCEL 128.00 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher R. Renner and wife, Laura R. Renner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Kershaw and wife, Elizabeth F. Kershaw

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. 128, on the Revised Plan of Copperfield, of record in Plat Book 6900, Page 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Christopher R. Renner and wife, Laura R. Renner by deed dated 9/29/03, from John D. Bentley and wife, Patricia Bentley of record in Instr. No. 20031002-0145590, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2006 were paid, prorated and assumed by the Grantees; Subject to notes on plat of record in Plat Book 6900, Page 555-559; to Declaration of Covenants, Conditions, and Restrictions of record in Book 6779, Page 296, Book 6783, Page 937, Book 7071, Page 482, and Book 7208, Page 889, Subject to the assessment of homeowenrs association fees, if any; Transmission Line Easement of record in Book 2437, page 8; Right of Way Easement of record in Book 2438, page 376; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government Government of Nashville/Davidson County, of record in Book 7593, Page 488 and Book 7593, Page 511, said Register's Office.

unimproved ( )
This is improved (X) property, known as 621 Copperfield Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of October, 2006

Christopher R. Renner

Laura R. Renner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher R. Renner and wife, Laura R. Renner

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of October 2006.

Commission expires November 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public