WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Shawn Pennington

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2006

Jennifer L. Wise

Notary Public:

MY COMMISSION EXPIRES: 5/3/2010

(AFFIX SEAL)

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony R. Cole	Bank of America, N.A.	Map 086
4108 Woodway Lane	2059 Northlake Pkwy.	Group 12
Hermitage, TN 37076	Tucker, GA 30084	Parcel 065

FOR AND IN 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

Dale Simonaitis and wife, Karen Simonaitis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anthony R. Cole

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. 95, on the Plan of Section 6, Valley Grove, of record in Plat Book 5200, Page 583, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dale Simonaitis and wife, Karen Simonaitis, by deed from Stephen J. Breese and wife, Heather D. Breese, of record in Instrument 20010501-0043749, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6112, Page 281, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 583, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4108 Woodway Lane, Hermitage, TN 37076

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 hands this 27th day of October, 2006.

Dale Simonaitis

Karen Simonaitis

Davidson County DEEDWARR
Recvd: 10/30/06 10:35 2 pgs
Fees:13.00 Taxes:488.40

20061030-0134067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale Simonaitis and wife, Karen Simonaitis, 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 Nashville, Tennessee, this 27th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public

