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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Colbert J Monette
Affiant

Subscribed and sworn to before me, this 26 day of October, 2006.

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: MY COMMISSION EXPIRES May 23, 2009

Davidson County DEEDWARR
Recvd: 11/08/06 08:04 2 pgs
Fees:13.00 Taxes:366.30
20061108-0138746

05-0610-63190

Address of New Owner:	Send Tax Bills to:	Tax Information
Colbert Monette 1724 Autumn Ridge Drive Nashville TN 37207	NEW OWNER	32-13-74

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, Dee Anne M. Sullivan, now McMasters, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Colbert J Monette and wife, Dorothy Monette, 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. 53, on the Plan of Section 4, Timbertrail, of record in Book 5200, Page 643, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Sullivan and wife, Dee Anne M. Sullivan by deed from Tony Peek and wife, Lori Anne Peek, dated 4-29-91, recorded 5-14-91, of record in Book 8351, Page 496, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dee Anne M. Sullivan by Quitclaim Deed from Jeffrey S. Sullivan, dated 5-11-05, recorded 5-13-05, of record in Instrument No. 20050513-0054470, Register's Office for Davidson County, Tennessee.

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 1724 Autumn Ridge Drive, Nashville, TN 37207

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 26th day of October, 2006.

Dee Anne M. Sullivan, now McMasters

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 26th day of October, 2006.

Katherine Lee

State of Tennessee at Large

My Commission expires 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.