THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14891

Prepared By And Return To:
E. Tennessee Title Professionals, Inc.
P.O. Box 9485
Knoxville, Tenn. 37940

Davidson County DEEDWARR
Recvd: 12/08/06 09:41 2 pgs
Fees:13.00 Taxes:562.03
20061208-0151795

Property Address:
102 Charleston Drive, Goodlettsville, TN 37072 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven W. Irwin and wife, Connie Irwin,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **James B. Raynes and wife, Effie L. Raynes**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 6 on the Plan of Final Plat of Section One, Charleston Square Subdivision, of record in Book 4860, Pages 37 and 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 126.0 feet on the southwesterly margin of Charleston Drive and extends back 141.8 feet on the southeasterly line and 146.4 feet on the northwesterly line to a dead line in the rear, measuring 102.9 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Joan Irwin, dated January 16, 1984, and recorded March 7, 1985, in the Register's Office for Davidson County, Tennessee, in Book 6505, at Page 493.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 20 day of November, 2006.

Steven W. Irwin {Seal}

Connie Irwin {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 20 day of November, 2006, before me, the undersigned officer, personally appeared Steven W. Irwin and Connie Irwin, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $151,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 20 of November, 2006.

ELIZABETH F. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Notary Public

My Commission expires: July 14, 2006

Name of Owner and Property Address:
James B. Raynes and Effie L. Raynes
102 Charleston Drive
Goodlettsville, TN 37072

Person Or Entity Responsible For Payment Of Taxes:
James B. Raynes and Effie L. Raynes
Address Above

Tax Parcel ID#: 018-11-0-034.00