WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/06 11:14 2 pgs
Fees:13.00 Taxes:701.15
20061212-0153196

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2006.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 7-19-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Audie L. Sheridan	CTX Mortgage Co.	Map 173
913 Springs Hill Way		Group 11-O-A
Antioch, TN 37013		Parcel 84-CO

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

Laura L. Lasher and husband, Jeff E. Lasher

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

Audie L. Sheridan and wife, Kimberly B. Sheridan

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:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Section Three, Stanford Village RS10 Cluster Development, of record in Instrument 20011217-0139079, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Laura L. Lasher and Jeff E. Lasher by quitlcaim deed from Laura L. Love n/k/a Laura L. Lasher, of record in Instrument 200512056-0146009, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000203-0011283; Instrument 20000228-0019107; Instrument 20000301-0020280; Instrument 20010319-0026310; Instrument 20020123-0009420; Instrument 20041108-0134204, Register's Office for said County.

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 Instrument 20011217-0139079, 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 913 Springs Hill Way, Antioch, TN 37013

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 30th day of November, 2006.

Jeff E. Lasher by Karen Lasher attorney-in-fact
Jeff E. Lasher by Karen Lasher
Attorney-in-Fact

Laura L. Lasher by Karen Lasher attorney-in-fact
Laura L. Lasher by Karen Lasher
Attorney-in-Fact

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, Karen Lasher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Laura L. Lasher and Jeff E. Lasher as their Attorney in Fact as the free act and deed of the within named Laura L. Lasher and Jeff E. Lasher.

Witness my hand and official seal at Brentwood, Tennessee the 30th day of November, 2006.

My Commission Expires:01/24/09

NOTARY PUBLIC

