RECORD AND RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive, Ste. 200
Franklin, TN 37067

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$229,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS December 14, 2006.

NOTARY PUBLIC

My commission expires: 3-22-08

Davidson County DEEDWARR
Recvd: 12/20/06 12:47 2 pgs
Fees:13.00 Taxes:847.30
20061220-0156729

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Heritgage Title Services, 1717 Alliant Avenue, Ste. 5 Louisville, KY 40299

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Charest Judy Charest 105 Nancy Court Hermitage, TN 37076	Suntrust Mortgage 201 4th Ave N. 6th Floor Nashville, TN 37219	08709006100

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Nine Thousand Dollars and Zero Cents ($229,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Shannon D. Jeffus (NKA Shannon D. Sellinger) and Matthew L. Sellinger,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Michael R. Charest and wife, Judy Charest** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Parcel Id No.: 105 Nancy Court, Hermitage, TN 37076

Property known as: 08709006100

Being Lot Number 6 on the Plan of Final Plat of New Hope Estates Phase One, of record in Plat Book 9700, page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shannon D. Jeffus and Matthew L. Sellinger, joint tenants with the right of survivorship by Quitclaim deed, dated 01/08/04 and found of record in Instrument # 20040205-0014225 in the Office of the Davidson Recorder.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this December 14, 2006.

Shannon D. Jeffus (NKA Shannon D. Sellinger)

Matthew L. Sellinger

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, a Notary Public, **Shannon D. Jeffus (NKA Shannon D. Sellinger) and Matthew L. Sellinger**, being by me and duly sworn (or affirmed), 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 seal, this December 14, 2006.

Notary Public

My commission expires: October 5, 2009

Embossed Hereon Is My
State of Kentucky Notary Public Seal
My Commission Expires October 05, 2009
SHANNON M. GOULDER

SHANNON M. GOULDER NOTARY PUBLIC STATE AT LARGE, KY

Prepared By:

Heritage Title Services, LLC
1717 Alliant Avenue, Ste. 5
Louisville, KY 40299

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067