WARRANTY DEED

G-VRE-07-460

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Tanner	American Home Mortgage (NAME)	
460 Summit Oaks Drive (ADDRESS)	520 Broadhollow Rd. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	128-16B-28.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN MCNEILL AND SUSAN MCNEILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY* TANNER AND WIFE, LAURALEA** TANNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * B. ** J.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28, AS SHOWN ON THE PLAN OF SUMMIT OAKS, PHASE TWO, OF RECORD AS INSTRUMENT NO. 20040112-0004661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN MCNEILL AND SUSAN MCNEILL BY WARRANTY DEED FROM SOUTHERN HOME BUILDERS, LLC, RECORDED ON THE 5TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060405-0038636, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Numbers 20020129-0011883; 20040112-0004661; 20020214-0019518; 20040116-0006770; 20020131-0013598; 20030520-0068720; 20040928-0116868; and 20010925-0103588, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 460 Summit Oaks Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of February, 2007.

Stephen McNeill

Susan McNeill by Stephen McNeill Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/26/07 09:42 2 pgs
Fees:13.00 Taxes:1809.30
20070226-0023175

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen McNeill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of February, 2007, before me personally appeared Stephen McNeill to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan McNeill and who acknowledged he/she/they executed the same as the free act and deed of the said Susan McNeill.

Witness my hand and official seal, this the 19th day of February, 2007.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

This instrument is executed on behalf of Susan McNeill by Stephen McNeill as her Attorney In Fact pursuant to Power of Attorney of record in Instrument No. 20070226-0023174, in the Register's Office for Davidson County, Tennessee.

RETURN TO:
Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
12834