This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0702022
After Recording please return to:
TN Title and Escrow, LLC
238 North Lowry St, Smyrna, TN 37167
File No.

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 2nd Day of March, 2007

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – Tamilyn Derryberry
My commission expires: May 2, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Shannon Troy Stringer 921 Blue Mountain Lane Antioch, TN 37013-1785	same	135140A17300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Windsor, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shannon Troy Stringer and Teresa D. Stringer, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, State of Tennessee.

BEING Lot No. 173 on the plan of Phase Four, Pinnacle Point Subdivision, of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Windsor from Anthony J. Schmidt and wife, Paula D. Schmidt by Warranty Deed dated September 29th, 1997 and recorded on October 6, 1997 in Book 10636, Page 737, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **921 Blue Mountain Ln, Antioch, TN 37013-1785**

Davidson County DEEDWARR
Recvd: 03/16/07 10:03 2 pgs
Fees:13.00 Taxes:701.15
20070316-0032120

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

The undersigned, Randall Wallace, being one and the same as Thomas Randall Wallace, spouse of Mary Windsor, joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to his homestead, dower, and any and all rights to said property marital or otherwise.

In witness, whereof, we, Mary Windsor and Randall Wallace, sign this Warranty Deed on this the 2nd day of March, 2007.

Mary Windsor

Randall Wallace

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 **Mary Windsor** and **Randall Wallace,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 2nd day of March, 2007

TAMILYN DERRYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010