THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kevin K. Liston
3608 Burwick Place
Antioch, TN 37013

MORTGAGEE Regions Bank d/b/a Regions Mortgage, ISAOA
2050 Parkway Office Circle
Birmingham, AL 35244

SEND TAX BILLS
Regions Bank d/b/a Regions Mortgag
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL:
151-01-0-A-92.00 CO

Davidson County DEEDWARR
Recvd: 04/02/07 15:11 2 pg
Fees:13.00 Taxes:647.13
20070402-0039248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert E. Eddins, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin K. Liston and wife, Stephanie A. Liston,** 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. 92 on the Plan of Chatham Pointe, of record in Plat Book 6900, pages 444 through 447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Eddins and Lisa A. Jovicich, unmarried as tenants in common by deed from John Michael McCrary and wife, Phyllis Elanine McCrary of record in Book 11645, page 258, and further conveyed to Robert E. Eddins by Divorce Decree filed of record in Instrument Number 200410180124889, and quitclaim deed from Lisa A. Eddins by deed of record in Instrument Number 200407150084488, all of record in the Register's Office for Davidson County, Tennessee.

Jennifer Eddins, wife of Robert E. Eddins, joins in this conveyance to transfer her marital interest in said property.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7538, Page 792; Book 7599, page 812; and Book 8667, page 381; Subject to a Charter for Homeowner's Association of record in Book 7597, page 977; Subject to By-Laws of record in Book 8679, page 446; easements, covenants and conditions as shown on the plan of record in Plat Book 6900, Pages 444 through 447, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3608 Burwick Place 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 29th day of March, 2007.

Robert E. Eddins

Robert E. Eddins

Jennifer Eddins

Jennifer Eddins

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert E. Eddins, married, the bargainor(s) 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 29th day of March, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$174,900.00.**

AFFIANT

Subscribed and sworn to before me this 29th day of March, 2007.

NOTARY PUBLIC

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

My Commission Expires: _____