THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03713

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 05/18/07 11:07 2 pgs
Fees:13.00 Taxes:654.90
20070518-0059569

Property Address:
1001 Ainsworth Circle, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason L. Stegall, married** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Pamela L. Quayson, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 429 on the Plan of Section Nine "The Country", as shown by plat of record in Plat Book 6900, Page 285 and 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Sean K. Johnson and wife, Jessica C. Johnson, dated November 29, 2004, and recorded December 1, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200412010142860.

Courtney L. Stegall joins in this conveyance for the express purpose of transferring or conveying any and all marital interest she may have in and to the subject property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 18th day of May, 2007.

_____{Seal}
Jason L. Stegall

_____{Seal}
Courtney L. Stegall

State of TENNESSEE
County of DAVIDSON

On this the 18th day of May, 2007, before me, the undersigned officer, personally appeared Jason L. Stegall and Courtney L. Stegall, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

_____
Notary Public

My Commission expires: July 21, 2007

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $177,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 18th of May, 2007.

_____
Notary Public

My Commission expires: July 21, 2007

Name of Owner and Property Address:
Pam Quayson
1001 Ainsworth Circle
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
GMAC MORTGAGE LLC
100 Witmer Road
P. O. Box 963
Horsham, PA 19044
Tax Parcel ID#: 150-03-0-375.00

KIM L. HOWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007