THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1111

Davidson County DEEDWARR
Recvd: 05/24/07 14:21 2 pgs
Fees:13.00 Taxes:465.83
20070524-0062257

Property Address: 7316 Ole Nottingham Drive,
Antioch, TN 37013

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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, **William C. Studstill, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Candice Owen, unmarried and Michael Pruitt, unmarried** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot Number 198, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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 deed from Ole South Properties, Inc., dated December 10, 2003, and recorded December 13, 2003, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20031215-0178784.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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 [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WS

WITNESS Grantor's hand this 17th day of April, 2007.

X _____ {Seal}
William C. Studstill

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 17th day of April, 2007, before me the undersigned officer, personally appeared William C. Studstill, 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.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-11

Grantees' Name, Address, Phone:
Candice Owen and Michael Pruitt
7316 Ole Nottingham Drive
Antioch, TN 37013

MAP AND PARCEL NO: 151-10-0A-273.00

SEND TAX STATEMENTS TO:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 17 day of April, 2007

Notary Public
My Commission expires: 1-23-2011

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN