THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
SunTrust Mortgage
201 4th Ave. N. 9
7th Floor
Nashville, TN 37219
MAP PARCEL NUMBERS
53.16-0-243.00

RETURN TO:
Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
13506

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **June, 2007** by and between **Barry R. Shuffitt**, party of the first part, and **Jeffrey R. Herrick**, party of the second part,

WITNESSETH: That for and in consideration of **$134,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Stone Hedge, Section 2 as of record in Plat Book 9700, page 185, as amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

BEING the same property conveyed to Barry R. Shuffitt by deed from Tommy L. Porter, of record in Book/Instrument No. 20050324-0031833 Register's Office, Davidson County, Tennessee, dated 3/8/05 and recorded 3/24/05. Warranty Deed re-recorded

The above referenced property is also known as 805 Stone Hedge Court, Old Hickory, TN 37138.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book/Instrument No. 9700, page 185 and amended in Book/Instrument No. 10159, page 42; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 07/03/07 14:57 2 pgs
Fees:13.00 Taxes:495.80
20070703-0079570

WITNESS the signature of the said party of the first part the day and year first above written.

Barry R Shuffitt

Barry Shuffitt

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barry Shuffitt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of June, **2007**.

My commission expires 3/7/11

Tammy L Kelloway

Notary Public

TAMMY L. KELLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$134,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ora Alexander

Affiant

Subscribed and sworn to before me this 29th day of June, **2007**

Maryanna Gould

Notary Public

My commission expires: 2/22/2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC

PROPERTY ADDRESS:
805 Stone Hedge Court
Old Hickory, TN 37138

Name and address of new owner:
Jeffrey K Herrick
805 Stone Hedge Ct
Old Hickory, TN 37138