WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 13:57 2 pgs
Fees:13.00 Taxes:702.63

20070817-0098640

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,900.00

Tammy Johnson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF AUGUST, 2007.

Lauren M Rickels
NOTARY PUBLIC

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

MY COMMISSION EXPIRES 1-20-2009

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02330 GOODPASTURE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ronny Jared Goodpasture	~~same~~ Magna Bank	173110A10200CO
2173 Blake Drive	6525 Quail Hollow Ste 300	
Antioch, TN 37013	Memphis, TN 38187	

FOR AND 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, WE,

GAYLA DONN SHANNON, AND HUSBAND, CHRISTOPHER SHANNON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RONNY JARED GOODPASTURE, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2173 Blake Drive, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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.

Witness our hand on the 16th day of August, 2007.

Gayla Donn Shannon

Christopher Shannon

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, GAYLA DONN SHANNON AND CHRISTOPHER SHANNON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of August, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE PLAN OF SECTION III, STANFORD VILLAGE OF RECORD IN INSTRUMENT NO. 20011217-0139079, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GAYLA DONN SHANNON AND HUSBAND, CHRISTOPHER SHANNON BY WARRANTY DEED FROM JASON HALL AND WIFE, LESLIE HALL, RECORDED ON THE 21ST DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041221-0151532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.