Davidson County DEEDWARR
Recvd: 09/07/07 08:53 2 pgs
Fees:13.00 Taxes:684.50
20070907-0107373

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07080340

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2007.

Notary Public
My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James E. Cary and William J. Cary ~~1213 Canyon Ridge Ct~~ 1411 Old Hickory Blvd. ~~Antioch, TN 37013~~ Brentwood, TN 37027	New Owner	Tax Parcel ID No. 149-07-0B-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aubrey Hiam** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Cary and William J. Cary**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 204, PHASE 2, CANYON RIDGE SUBDIVISION, as shown on plat of record in Plat Book 9700, Page 805 as amended at Instrument No. 200311240170362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Trustee's Deed from Aaron Squyres as Successor Trustee and Toney Brasuell, as Co-Trustee to Aubrey Hiam as recorded on the 30th day of July, 2007 in Instrument No. 20070730-0089927; Warranty Deed from StoneMark Homes, LLC to Byron L. Maddox as recorded on the 28th day of October, 2005 in Instrument No. 20051028-0130276; Quitclaim Deed from Eatherly Properties to StoneMark Homes, LLC as recorded on the 28th day of October, 2005 in Instrument No. 20051028-0130274 and part of Special Warranty Deed from Starwood Properties Five, Limited Partnership, a Tennessee Limited Partnership, (also known as Starwood Properties Fi ve, L.P.) to Eatherly Properties as recorded on the 29th day of December, 2003 in Instrument No. 20031229-0183114, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1213 Canyon Ridge Ct Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2007.

Aubrey Hiam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aubrey Hiam, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2007.

Notary Public

My Commission Expires: 11/22/10

