Davidson County DEEDWARR
Recvd: 10/23/07 08:28 2 pgs
Fees:13.00 Taxes:233.47
20071023-0125133

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $63,100.00

Affiant

SHARI L. WILKES STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO., TENN

Subscribed and sworn to before me, this 18th day of October, 2007.

Notary Public
My commission expires:

15-0710-151259

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Shearon	same	44-15-0-237.00
2129 East Hill Drive		
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Misty Guye, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Shearon and Chris Cornish, tenants in common, in hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 104, on the Plan of Section D, Village of Old Hickory Subdivision, of record in Book 1424, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Misty Lynn Carter, a single woman by deed from Lisa A. Stephens-Adkins, a married woman, dated March 25, 2005, recorded March 30, 2005, of record in Instrument No. 20050330-0034524, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Misty Guye, married by Quitclaim Deed from Misty Lynn Carter n/k/a Misty Guye, dated April 21, 2006, recorded May 5, 2006, of record in Instrument No. 20060505-0052475, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 Bryan Street, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 18th day of October, 2007.

Misty Guye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Misty Guye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 18th day of October, 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010