Davidson County DEEDWARR
Recvd: 12/31/07 09:34 2 pgs
Fees:13.00 Taxes:691.90

20071231-0148728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me on this 27th day of December, 2007

PUBLIC AT LARGE Notary Public

MY COMMISSION EXPIRES: 7-9-08

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Eby & Christina Thornton	Suntrust Mortgage, Inc.	
(NAME) 1004 Colo Trail	(NAME) 1001 Semmes Ave. ~~201 Fourth Ave. North~~	Map and Parcel 183-05-OA-063.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23224 ~~Nashville, TN 37219~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jeff Hagan and wife, Lori Hagan, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Matthew Eby, single person and Christina Thornton, single person, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, Page 909, and amended in Book 9700, Page 229 and 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff D. Hagan and wife, Lori E. Hagan, by Warranty Deed dated May 7, 1997, from Yazdian Construction, Inc., of record in Book 10446, Page 588, Register's Office for Davidson County, Tennessee.

This is improved property known as 1004 Colo Trail, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of December, 2007.

Jeff Hagan

Lori Hagan

STATE OF TENNESSEE
COUNTY OF Williamson

I, Lara Starr, a Notary Public of the County and State aforementioned, do hereby certify that Jeff Hagan and Lori Hagan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of December, 2007.

Notary Public

My Commission Expires: 7-9-08

NOTARY PUBLIC AT LARGE

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds