PREPARED BY:
BANKERS TITLE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2008.

Notary Public

My commission expires: 1-9-12

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dale S. Stepniewski	US Bank	144.00-0-21.02
2052 Timberwood Dr	4861 Frederica	
Nashville, TN 37215	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sherilyn Keaton and Donald J. Cunningham, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dale S. Stepniewski and wife, Heather J. Stepniewski

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 15-B on the Plan of Forest Hills Community Subdivision of record in Plat Book 3600, Page 81 and amended in Book 3830, Page 581, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherilyn Keaton and Donald J. Cunningham, wife and husband by deed from Ralph Z. Levy, Jr. and wife, Randi O. Levy of record as Instrument No. 20061201-0148231, in the Register's Office for Davidson County, Tennessee, dated November 29, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (X) unimproved (____) property known as 2052 Timberwood Dr, Nashville, TN 37215.

144.00-0-21.02 is the parcel identification number assigned to the property by the county tax assessor's office.

Davidson County DEEDWARR
Recvd: 03/14/08 13:18 2 pgs
Fees:13.00 Taxes:1942.50
20080314-0026099

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF March 12, 2008:

Sherilyn Keaton

Donald J. Cunningham

STATE OF TENNESSEE Washington)
) **INDIVIDUAL ACKNOWLEDGEMENT**
COUNTY OF Williamson King)

Personally appeared before me, a Notary Public of said County and State, Sherilyn Keaton and Donald J. Cunningham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 12th day of March, 2008.

My Commission Expires: 2/8/2011

Notary Public Gwen A. Dunn

GWEN A. DUNN NOTARY PUBLIC STATE OF WASHINGTON KING COUNTY MY COMMISSION EXPIRES 02/08/2011

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 12th day of March, 2008.

My Commission Expires:

Notary Public

STATE OF TENNESSEE)
) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 12th day of March, 2008.

My Commission Expires:_____

Notary Public

20071097R