STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $241,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2008.

Notary Public

My commission expires:

My Commission Expires: July 6, 2010

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4701 Trousdale, Suite 123
Nashville, TN. 37220
(615)-315-5744

Davidson County DEEDWARR
Recvd: 03/31/08 16:07 2 pgs
Fees:13.00 Taxes:891.70
20080331-0032269

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karah L. Shelly **James R. Sprouse**	**1st Tennessee Home Loans**	**98-9-2**
5705 South New Hope Road	**1615 West Main St.**	
Hermitage, Tennessee 37076	**Lebanon, TN. 37087**	

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

Angelia Lee Huffines now Known as Angelia Lee Solomon and Aaron Solomon, husband and wife

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

Karah L. Shelly, Unmarried and James R. Sprouse, Unmarried

HEREINAFTER CALLED THE GRANTEES, 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 2, PHASE ONE, WINDCHASE, as shown on plat of record in Plat Book 9700, Page 671, 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 to Angelia Lee Huffines by General Warranty Deed from Rodney Neal Chester and Linda Maria Johnson formerly known as Linda Maria Chester, both unmarried persons, recorded on the 25th day of October, 2000 in Instrument No. 20001025-0105762, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.
County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, WINDCHASE, as recorded in Plat Book 9700, Page(s) 671, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 10969, Page 417 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved (__X__) unimproved (____) property known as 5705 South New Hope Road, Hermitage, Tennessee 37076.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 20th day of March, 2008.

Angelia Lee Huffines

Angelia Lee Solomon

(N/K/A) ANGELIA LEE SOLOMON

AAARON SOLOMON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Angelia Lee Huffines now known as ANGELIA LEE SOLOMON and AARON SOLOMON, the within named Grantors, 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 20th day of March, 2008.

Notary Public

My Commission Expires:_____

My Commission Expires: July 6, 2010

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
4701 Trousdale, Suite 123
Nashville, TN. 37220