This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/24/08 15:17 3 pgs
Fees:18.00 Taxes:1446.70
20080624-0065104

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jason Stoner **052.00CO** **5583 Hill Road** **Brentwood, Tn 37027**	**Wachovia Mortgage** **1100 Corporate Center Dr.** **Raleigh, NC 27607**	**160-16-0B-**

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That **Christopher Scarfone, unmarried,** herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Jason Stoner and wife, Alison E. Stoner** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Revision One, Section One, Brentwood Chase Subdivision, of record in Plat Book 9700, page 936, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed to Christopher Scarfone, unmarried by Warranty Deed dated 1/28/05 from Santoro Custom Builders, Inc., recorded 2/10/05 in Instrument No. 20050210-0015384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is improved property which bears the address of: 5583 Hill Road, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good

right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **20th** day of **June , 2008.**

Christopher Scarfone by Charles A. Sullivant, Jr. Atty in Fact

Christopher Scarfone by
Charles A. Sullivant, Jr., Atty.-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of June , 2008, personally appeared before me, the undersigned, Charles A. Sullivant, Jr., with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact of Christopher Scarfone and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this the **20th** day of **June , 2008.**

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: _____

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$391,000.00**.

Sworn to and subscribed before me this the **20th** day of **June , 2008.**

Affiant

Notary Public

My Commission Expires: _____

DAWN D CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).