This Instrument Prepared By:
Murfreesboro Title, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080142.PFT

Davidson County DEEDWARR
Recvd: 07/02/08 12:53 2 pgs
Fees:13.00 Taxes:1472.04
20080702-0068415

Send Tax Bills To:
SunTrust Mortgage
7525 Oakharbor Trace
Nashville, TN 37209

New Owner is:
Harold L. Shannon
7525 Oakhaven Trace
Nashville, TN 37209

MAP: 114-07-0
PARCEL: 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **America's Home Place, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Harold L. Shannon and Verneida Shannon, Husband and Wife** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

7525 Oakhaven Trace, Nashville, TN 37209

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Number 16, Oakhaven Subdivision, Section Three, as shown on plat of record in Plat Book 9700, page 950, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to America's Home Place by Quitclaim Deed from Harold Shannon and wife, Verneida Shannon, dated 8-13-07 and recorded 10-10-07 in Instrument Number 20071010-0120633; and previously conveyed to Harold Shannon and wife, Verneida Shannon by Warranty Deed from Jeffrey Fry, dated 5-5-06 and recorded 5-18-06 in Instrument Number 20060518-0058291, Register's Office for Davidson County, Tennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of June, 2008.

GRANTOR:

America's Home Place, Inc.

By: _____

Its: General Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Bobby McLamb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the manage of the **America's Home Place, Inc.** the within named bargainor, and that he/she as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 27th day of June, 2008.

_____
Notary Public

My Commission Expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is ~~greater~~, for this transfer is $397,848.88.

_____
Affiant

SWORN TO and subscribed before me this 27th day of June, 2008

_____
NOTARY PUBLIC

My commission expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009