PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 07/08/08 11:10 2 pgs
Fees:13.00 Taxes:609.39
20080708-0070126

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of June, 2008 by and between **Michael Scott Barrett**, hereinafter referred to as GRANTOR, and **Tony Shaneyfelt**, unmarried hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, Plan of Revision of Lots 1, 2, 3 & 4, Revised Cedar Creek, Phase 1 Planned Unit Development, as shown on plat of record in Plat Book 6050, page 467, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This Conveyance is Subject to the Following:

1) Declarations of Conditions, Covenants and Restrictions of record in Book 7768, page 238 and 1st Amendment of record in Book 7945, page 901, Register's Office for said County

2) HOA Charter of record in Book 8414, page 69, Register's Office for said County

3) One Hundred year Flood line runs through property.

Being the same property conveyed to Michael Scott Barrett, married by Warranty Deed from Melissa P. Hayes f/k/a Melissa P. Millern dated September 15, 2006 and recorded September 25, 2006 of record in Instrument No. 20060925-0118258, Register's Office for Davidson County, Tennessee. Further being conveyed unto Michael Scott Barrett by Final Decree of Divorce of record in Docket # 06D-2829 of record in the Davidson County Circuit Court Clerk's Office, dated February 26, 2007.

This is [X]improved [ ]unimproved property known as: **108 Scotts Creek Circle, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael Scott Barrett

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Michael Scott Barrett, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of June, 2008.

Notary Public

My Commission Expires: 10-29-2011

SUSAN HARVILLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 29, 2011

Name and Address of Property Owner:
Tony Shaneyfelt
108 Scotts Creek Circle, Hermitage, TN 37076

Send Tax Statements to:
Dover Mortgage Company
711 E. Morehead Street
Charlotte, NC 28202

Map & Parcel 19-075.12-0A-003.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $164,700.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of June, 2008.

Notary Public

My Commission Expires: 11.7.2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-229