THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

RETURN TO:

Stockton Title & Escrow, LLC
500 Corporate Center Dr., Ste. 510
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/03/08 11:42 2 pg:
Fees:13.00 Taxes:654.90

20080903-0090181

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 29 day of August, 2008.

Notary Public
My Commission Expires:

JENNIFER B. STOCKTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Commission Expires SEPT. 20, 2008

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Jeffrey Thomas Stansberry
7834 Heaton Way
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
173-09-0A-191

KNOW ALL MEN BY THESE PRESENTS that, **Joey E. Farbman, unmarried** ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey to **Jeffrey Thomas Stansberry, unmarried** ("Grantee"), his heirs and assigns, my entire right, title, and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 137, on the Plan of Phase "B", Lenox Village, as of record in Instrument No. 200301240157237, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joey E. Farbman, unmarried, by Warranty Deed from Harvey A. Brown, an unmarried man, of record as Instrument No. 20060602-0064906, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7834 Heaton Way, Nashville, TN 37211**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easement on or across the property; rights or claims of parties in possession not shown by the public records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or

fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorata share thereof to Grantee who will be responsible for payment of said taxes.

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, his heirs and assigns forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 29th day of August, 2008.

Joey E. Farbman by Andrea K. Woodard her attorney-in-fact.
Joey E. Farbman by
Andrea K. Woodard, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrea K. Woodard,** with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for **Joey E. Farbman,** maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 29th day of August, 2008.

Natasha Bilbrey
Notary Public

My Commission Expires: **6/20/11**

