Davidson County DEEDWARR
Recvd: 10/07/08 12:48 2 pg
Fees:13.00 Taxes:795.50
20081007-0101765

This instrument prepared by & return to:
A-1 Title & Escrow
5959 Shallowford Road Ste. 433
Chattanooga, TN 37421

Responsible Taxpayer/Property Owner:
Sharon Newman-Reed
3609 Shorewind Bay
Antioch, TN 37013

I hereby affirm that the actual consideration or true value of this transfer, whichever is greater $215,000.00

AFFIANT

Sworn to and subscribed before me this 16th. Day of September, 2008

My Commission Expires: 5-19-2010

NOTARY PUBLIC

DANA P. COBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

WARRANTY DEED

THIS INDENTURE made this 16th. Day of September 2008 between **SCOTT D. RAYMER AND WIFE, MONICA L. RAYMER** (hereinafter "FIRST PARTY") and **SHARON NEWMAN-REED** (hereinafter "SECOND PARTY").
WITNESSETH: That for and in consideration of TEN ($10.00) DOLLARS in hand paid, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the said SECOND PARTY the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS IF COPIED VERBATIM.

TO HAVE AND TO HOLD the aforesaid real property, together with all the appurtenances and hereditaments thereunto appertaining unto the said SECOND PARTY, its heirs and assigns in fee simple forever.
And the said FIRST PARTY does hereby covenant with the said SECOND PARTY that it is lawfully seized in fee simple of the aforedescribed real property; that it has a good right to sell and convey same; that the same is unencumbered except for the current taxes which shall be prorated between the parties at the time of closing. And that the title and quiet possession thereto FIRST PARTY will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of FIRST PARTIES the day and year first above-written

Scott D. Raymer

Monica L. Raymer

State of: TN
County of: Hamilton
Personally appeared before me, the undersigned Notary Public in and for said state and county scott D. Raymer and Monica L. Raymer who, proved to be so upon presentation of satisfactory identification, and who further acknowledged that he/she/they executed the foregoing instrument for the purposes stated therein, being so authorized to do so by signing the name of the bargainor by himself/herself/themselves as his/her/their own free act and deed.

WITNESS my hand and seal at office the 16th. Day of September, 2008.

My Commission Expires: 5-19-2010

NOTARY PUBLIC

DANA P. COBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

"EXHIBIT A"

BEING LOT No. 63, on the plan of Windhaven Shores, Section 2 of record in Instrument No. 20031210017685 3, Register's Office for Davidson County, Tennessee.

SUBJECT TO any Covenants, Conditions, Restrictions, Reservations, or Easements of record.

SUBJECT TO any Governmental Zoning and Subdivision Ordinances or Regulations in effect thereon.

FOR PRIOR DEED REFERENCE SEE INSTRUMENT NO. 20050511-0053187 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID# 150-16-A/80.00
PROPERTY ADDRESS 3609 Shorewind Bay Antioch, TN 37013