WARRANTY DEED

B-SKOW-09-1104

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER LYNN SERIO	New South Federal Savings Bank	
1104 PEBBLE CREEK CT E	210 Automation Way	
ANTIOCH, TN 37013	Birmingham, AL 35210	14906017700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHAUN O. STALLINGS AND WIFE, JAMIE D. STALLINGS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATHER LYNN SERIO, A SINGLE WOMAN AND MARKUS SHANE HENSLEY, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 79 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SHAUN O. STALLINGS AND WIFE, JAMIE D. STALLINGS BY DEED FROM MICHAEL W. ELLSWORTH AND WIFE, EVANGELIA ELLSWORTH OF RECORD IN INSTRUMENT 200105290055387 ON 05/25/2001 AND FILED FOR RECORD ON 05/29/2001, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT(S) BOOK 7900, PAGE 626; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS AS SET FORTH IN BOOK 7981, PAGE 478, BOOK 8038, PAGE 838, BOOK 8313, PAGE 17, BOOK 9237, PAGE 1, BOOK 9781, PAGE 987, BOOK 10650, PAGE 785, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1104 PEBBLE CREEK COURT E, ANTIOCH, Tennessee 37013-1898
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans: T20090033020 DEEDWARR
Recvd: 05/19/09 14:07 2 pgs
Fees: 13.00 Taxes: 591.63
20090519-0046106

Witness my/our hand(s) this 18th day of May, 2009.

SHAUN O. STALLINGS

JAMIE D. STALLINGS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAUN O. STALLINGS and JAMIE D. STALLINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of May, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903