This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
150 Uptown Square, Ste. C
Murfreesboro, Tennessee 37129

MAP/PARCEL: 183050A29800CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Bounthavy Mounivong & Somdy Vilaisack
5556 Craftwood Drive
Antioch, TN 37013

SEND TAX BILLS TO:

SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **JEFFREY A. STEBBINS AND JERI L. STEBBINS, HUSBAND AND WIFE,** "Grantors" have this day bargained and sold and do hereby transfer and convey unto **BOUNTHAVY MOUNIVONG, UNMARRIED AND SOMDY VILAISACK, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 486 on the Plan of October Woods, Phase Four, Section Seven B, a Planned Unit Development, of record in Instrument Number 20000907-0088378, of the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jeffrey A. Stebbins and Jeri L. Stebbins, husband and wife, by Warranty Deed from Lifestyle Homes, G.P., dated 1/22/2003, appearing of record in Instrument No. 20030127-0010527, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all matters that appear on plat of record in Instrument No. 20000907-0088378; Easement to Metro Government of record in Book 8443, page 75 and in Book 8443, page 79; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20001109-0111744; Charter to Homeowners' Association of record in Book 9840, page 259; Declaration of Covenants, Restrictions and Conditions of record in Book 9840, page 276 and in Instrument No. 20001003-0097964; By-Laws of record in Book 9840, page 267, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as: 5556 Craftwood Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantees.

BILL GARRETT, Davidson County
Trans:T20100005259 DEEDWARR
Recvd: 01/27/10 10:12 2 pgs
Fees:13.00 Taxes:847.30
20100127-0006814

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25th day of January, 2010.

JEFFREY A. STEBBINS

JERI L. STEBBINS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JEFFREY A. STEBBINS AND JERI L. STEBBINS, HUSBAND AND WIFE,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25th day of January, 2010.

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3-20-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of January, 2010.

NOTARY PUBLIC
My Commission Expires: 3-20-2011

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD