Davidson County DEEDWARR
Recvd: 05/10/11 15:12 3 pgs
Fees:18.00 Taxes:666.00
20110510-0035936

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2011.

Notary Public
My commission expires: 11/22/14

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

04-1104-54621

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Stone 1021 Colo Trail Antioch TN 37013	Franklin American Mortgage 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	183-05-0-A-089

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael R. Evans and wife, Barbara Evans, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Stone and wife, Cyntia Stone, hereinafter called the Grantees, their successors and assigns, a 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. 41, on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 9700, Page 229 & 230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Evans and wife, Barbara Evans by deed from Yazdian Constructions, Inc. by deed dated October 15, 1997 and recorded October 22, 1997, of record in Book 10654, Page 983, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1021 Colo Trail, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 6th day of May, 2011.

Barbara Evans by Aaron Bagley Attorney-in-Fact

Michael R. Evans

Barbara Evans

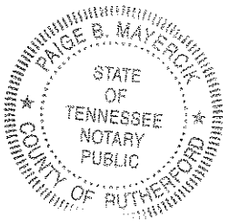
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael R. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of May, 2011.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14



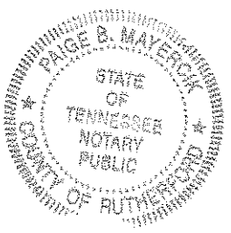
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Aaron Bagley with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Barbara Evans and that he is authorized by Barbara Evans to execute this instrument on her behalf.

Witness my hand in Smyrna, Tennessee, this 6th day of May, 2011

Notary Public at Large

My Commission Expires: 11/22/2014



Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE