STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,750.00.

Larry Craig Stephens
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2001.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 6, 2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Larry Craig Stephens and Regina K. Stephens
5509 Trousdale Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/30/01 14:09 2pgs
Fees:11.00 Taxes:912.98
20010430-0043288

SEND TAX BILLS TO:
Chase Manhattan Mortgage
P.O. Box 572405
Murray, Utah 84157

MAP-PARCEL NUMBERS:
Map/Parcel: 160-12-0-126.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen L. Hart, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Larry Craig Stephens and wife, Regina K. Stephens** hereinafter referred to as Grantees, their heirs 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. 144 on the Plan of Hearthstone, Section 2 of record in Book 5200, page 323, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Helen L. Hart, unmarried by Warranty Deed by Radnor Homes, Inc. of record in Book 6331, page 532 in the Register's Office for Davidson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 323, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5409, Page 485, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5509 Trousdale Drive, Brentwood, Tennessee 37027.

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 and assigns forever, and I do covenant with the said **GRANTEES** 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 **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 26th day of April, 2001.

× Helen L Hart
Helen L. Hart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen L. Hart, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2001.

K. THOMAS SHOW
NOTARY PUBLIC AT LARGE
WILLIAMSON

Notary Public

10/22/04
My Commission Expires