Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nancy J. Stokes
109 Holt Branch
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP **180-3**
GROUP **A**
PARCEL **17**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John D. Ruppel and wife, Sylvia E. Ruppel,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Nancy J. Stokes and husband, Carlton Stokes**, hereinafter called the "GRANTEE", her 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. 17 on the plan of Section 1B, Stone Creek Park, of record in Book 9700, page 389, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to John D. Ruppel and wife, Sylvia E. Ruppel by deed from Gregory T. Firek and wife, Wendy A. Firek of record in Book 11669, page 389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 109 Holt Branch, Nashville, Tennessee 37211.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/15/02 10:16 2pgs
Fees:13.00 Taxes:802.90
20020815-0098836

WITNESS our hands this the 5th day of August, 2002.

John D. Ruppel, by Susan James
John D. Ruppel, by Susan James, as attorney-in-fact

Sylvia E. Ruppel, by Susan James
Sylvia E. Ruppel, by Susan James, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed in behalf of **John D. Ruppel and wife, Sylvia E. Ruppel** and acknowledged that she executed the same as the free act and deed of the said **John D. Ruppel and wife, Sylvia E. Ruppel**.

WITNESS my hand and official seal this 5th day of August, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $217,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004