PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (GJ) Title No: 44858

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/31/03 13:09 2pgs
Fees:13.00 Taxes:882.10
20030731-0108768

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frank E. Hartsock Jr. 95 Trotwood Mews Brentwood, Tennessee 37027	Bank of America 275 Valencia Avenue Brea, California 92923

TAX MAP-PARCEL NUMBERS: 172-01-A-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$233,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James H. Stedman and spouse, Carol Stedman, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank E. Hartsock Jr.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Copperfield Revised of record in Book 6900, page 555-559 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James H. Stedman and wife, Carol Stedman by deed from Randall B. Smith and wife, Sonja R. Smith of record in Book 11273, page 514, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 555-559, said Register's Office, which Plan shows a 20 foot minimum building setback line from Trotwood Mews, together with a designated building site; The Declaration of Covenants, Conditions and Restrictions of record in Book 67779, page 296, Book 6783, page 973, Book 7071, page 482, Book 7208, page 889, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 95 Trotwood Mews, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2003 .

James H. Stedman

Carol Stedman

State of TENNESSEE
County of DAVIDSON

On this 25th day of July, 2003, before me the undersigned authority, personally appeared **James H. Stedman and Carol Stedman** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $233,000.00

Affiant

Sworn and subscribed before me this 25th day of July, 2003

Notary Public

My Commission Expires: 7/25/2005

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.