Davidson County DEEDWARR
Recvd: 01/21/04 15:28 2pgs
Fees:13.00 Taxes:799.20
20040121-0008278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of December, 2003.

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-31-07

My Commission Expires MAR 31 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Drive
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward O. Stec
1023 Woodmont Blvd.
Nashville, Tn. 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL No.: 118-09-0-062.00

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, **Judith Lovin Stiles** hereinafter referred to as Grantors, hereby transfers and conveys to **Edward O. Stec** 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the easterly 10 feet of Lot No. 29, all of lot No. 30 and the westerly 10 feet of Lot No. 31 on the plan of Leonte Subdivision of lots Nos. 17, 18, 19, 24, 25 and 26, in Noelton, not of record, described together according to a survey made by W.B. Southgate, Surveyor, December, 1936, and March, 1938, as follows:

Beginning on the southerly margin of Woodmont Avenue, at a point 190 feet easterly from the southeast corner of said Woodmont Avenue and the Granny White Road; thence southwardly 200 feet 6 inches, more or less, to the northerly line of lot No. 54; thence with the northerly line of lots Nos. 54, 53, and 52, eastwardly 111 feet 5 inches to a point; thence northwardly 200 feet to the southerly margin of Woodmont Avenue; thence with said Avenue, westwardly 120 feet to the beginning.

Being the same property conveyed to Judith Lovin Stiles, by Quitclaim Deed, from Earl Lynn Stiles, of record in Book 7041, Page 220, Register's Office for Davidson County, Tennessee, dated November 1, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

Any and all visible easement lying on or across the property.

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

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, 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 1023 Woodmont Blvd. , Nashville, Tn. 37204.

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 29th day of December, 2003.

Judith Lovin Stiles

Judith Lovin Stiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Lovin Stiles, 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 29th day of December, 2003.

LEE SAVARIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 31, 2007