Return To:
First Title & Escrow
File Box 9B
#22228

Davidson County DEEDWARR
Recvd: 02/12/04 14:22 2pgs
Fees:13.00 Taxes:1043.40
20040212-0017024

FROM: Caroline Thomas Trost

TO: Carla D. Stokes

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Carla D. Stokes | First Horizon Home Loans | Map 116-8 |
| 226 Woodmont Circle | 111 Westwood Place, Suite 109 | Parcel 39 |
| Nashville, Tennessee 37205 | Brentwood, TN 37027 | |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Carla D Stokes
Affiant

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Subscribed and sworn to before me, this the 9th day of February, 2004.

Notary Public

My Comm. Expires: My Commission Expires SEPT. 25, 2004

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Caroline Thomas Trost, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Carla D. Stokes, hereinafter called "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 parts of Lots No. 65 and 66, on the Map of Clearview, of record in Book 843, page 8, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Woodmont Circle, formerly Kenner Avenue, at the southeast corner of the property conveyed to Corinne C. Lowenstein by deed from Mrs. Laura L. Gates, of record in Book 1345, page 221, said Register's Office; thence with Lowenstein easterly line, northwardly 190 feet, more or less, to a point in the southerly line of Lot No. 63, being Lowenstein's northeast corner; thence with the southerly line of said Lot No. 63, eastwardly 67 feet to the westerly margin of Clearview Drive; thence with said Drive, southwardly 160 feet to the beginning of a curve; thence around said curve in a southwesterly direction, passing the corner of Lots No. 65 and 66 at 23.25 feet, in all 47 feet, to the northerly margin of Woodmont Circle; thence with said Circle, westwardly 39.5 feet to the beginning.

Being the same property conveyed to Caroline Thomas Trost by deeds from Richard L. Campbell and wife, Laura E. Dickey (now Campbell), to Edith Bruder Trost and Caroline Thomas Trost, of record in Book 10335, page 995, said Register's Office, and by deed from Edith Bruder Trost, an unmarried person, of record in Book 10924, page 432, said Register's Office.

994101.1

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes.

2. Declaration of Easement of record in Book 10368, page 814, said Register's Office.

This is improved property located at 226 Woodmont Circle, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 9th day of February, 2004.

Caroline Thomas Trost

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 Caroline Thomas Trost, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.