Box 14-A
16890-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$159,900.00**

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/26/04 09:02 2pgs
Fees:13.00 Taxes:591.63

20040226-0021720

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph W. Stanford	**Countrywide Home Loans, Inc.**	**Map 173-09-0-A, Par 172.00co**
7514 Lords Chapel Drive	**4500 Park Granada**	
Nashville, TN 37211	**Calabasas, CA 91302-1613**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Signature Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph W. Stanford, an unmarried man

HEREINAFTER CALLED THE 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. 120 on the Plan of Lenox Village, Section Three, a Planned Unit Development, as of record in Instrument No. 20030808-0113189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Signature Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated August 15, 2003, from Lenox Village I, LLC, a Tennessee limited liability company, of record in Instrument No. 20030815-0118277, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Charter, Easements, Covenants, and Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, said Register's Office; Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **7514 Lords Chapel Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our 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/our hand(s) this **25th** day of **February, 2004.**

Signature Properties, LLC

By: _____
John H. Hodsdon, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared John H. Hodsdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of the Signature Properties, LLC, within named bargainor, a corporation, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: 4/10/05