Space reserved for recording information:

Return To:
First Title & Escrow
File Box 9B
#22400

WARRANTY DEED

Preparer's File #-04B0142

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2004.

(Affix Seal)

Notary Public

My Commission Expires: 1-25-06

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Stuart and Lisa Stuart	America's Wholesale Lender	155-15-0-A-149.00CO
305 Mill Run Circle	7105 Corporate Drive, PTX-A-195	
Nashville, TN 37221	Plano, TX 75024	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAUL PASSMAN AND WIFE, KJ PASSMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL STUART AND WIFE, LISA STUART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot #149, on the Plan of Stonemeade, Section One, of record in Plat Book 6900, page 800 & 801, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Paul G. Passman, unmarried, by deed from Centex Real Estate Corporation, executed on 12/30/1991 and filed on 1/13/1992 of record in Book 8526, page 543, Register's Office for Davidson County, Tennessee.

Map/Parcel: 155-15-0-A-149.00CO

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **305 Mill Run Circle, Nashville, Tennessee 37221**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 **27th** day of **February, 2004**:

Paul Passman

KJ Passman

Davidson County DEEDWARR
Recvd: 03/04/04 11:38 2pgs
Fees:13.00 Taxes:673.40
20040304-0024552

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL PASSMAN AND KJ PASSMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of February, 2004.

Notary Public

LORI C. WARREN NOTARY PUBLIC AT LARGE TENN.

My Commission Expires: 6-3-04

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Stonemeade Section 1 as of record in Plat Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Paul G. Passman, unmarried by deed dated December 30, 1991 from Centex Real Estate Corporation of record in Book 8526, page 543, Register's Office for Davidson County, Tennessee.