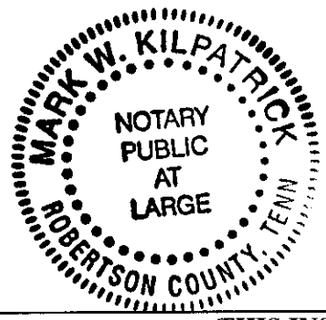
27TA
182

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,500.00

Jana B. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jana B. Brown (NAME)	Loan America, Inc. (NAME)	163-3F-33
235 Westchase Drive (ADDRESS)	3500 Parkway Lane Suite 520 (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Norcross, Ga 30092 (CITY) (STATE) (ZIP)	

FOR AND 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, Lemuel B. Stevens and wife, Christina M. Stevens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jana B. Brown, unmarried

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:

Being Unit No. 235 of Westchase, Phase II, a horizontal property regime established by Master Deed of record in Book 6097, page 266, as amended in Book 6112, page 677, the plat of which is of record in Plat Book 6250, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lemuel B. Stevens and Christina M. Stevens, husband and wife, as tenants by the entirety, by Quit Claim deed dated 8/25/03 from Lemuel B. Stevens of record in Book Instrument No. 20030909-0131084, Register's Office for Davidson County, Tennessee.

Lemuel B. Stevens and Lemuel B. Stevens, III being one and the same person.

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

Davidson County DEEDWARR
Recvd: 03/05/04 10:10 2pgs
Fees:13.00 Taxes:604.95

20040305-0025314

unimproved ( )
This is improved (X) property, known as 235 Westchase Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 our hand s this 26th day of February, 2004

Lemuel B. Stevens
Lemuel B. Stevens

Christina M. Stevens
Christina M. Stevens

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 Samuel B. Stevens and wife, Christina M. Stevens

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 26th day of February, 2004.

Commission expires 4/26/05

Notary Public

MARK W. KILPATRICK
NOTARY PUBLIC
AT
LARGE
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public