Davidson County DEEDWARR
Recvd: 03/10/04 07:42 2pgs
Fees:13.00 Taxes:740.00

20040310-0027235

WARRANTY DEED

G-CB04-5624

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

J. Michael Stephens
Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: March 6, 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Michael Stephens	CTX Mortgage Company,LLC.	
5624 Seesaw Road	(NAME) P. O. Box 199114	172-12-B-268.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL S. CALABRESE AND KELLEY CALABRESE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. MICHAEL STEPHENS AND WIFE, SONIA STEPHENS, 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 No. 178 on the Plan of Bradford Hills, Section Twelve, as of record in Book 7900, page 6, amended in Book 7900, page 581, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael S. Calabrease, unmarried by Warranty Deed from Daniel B. Johnson and Chere S. Johnson dated December 31, 2001 and filed for record on January 7, 2002 in Instrument No. 200201070001992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 7900, page 6; and Plat Book 7900, page 581; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5624 Seesaw Road, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of February, 2004.

Michael S. Calabrese

Kelley Calabrese

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Michael S. Calabrease personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903