Davidson County DEEDWARR
Recvd: 03/22/04 15:04 2pgs
Fees:13.00 Taxes:517.63

20040322-0032298

THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Thomas F. Stephens 3506 Robin Road Nashville, TN 37204	America's Wholesale Lender 750 Old Hickory Blvd. S-180 Brentwood, TN 37027	118-14-49 OH 7205

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,

Dudley S. Bynum, Executor of the estate of Eula O. Ewing, Deceased

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

Thomas F. Stephens, 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:

Land in Davidson County, Tennessee, being Lot Number 81, on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harvey Milton Ewing and wife, Eula O. Ewing by Deed, dated May 27, 1954, of record in Book 2280, Page 63, Register's Office for Davidson County, Tennessee. Harvey Milton Ewing having since died on January 25, 2001 in Davidson County, Tennessee. Eula O. Ewing having since died on July 13, 2003, in Davidson County, Tennessee. At the time of her death she was unmarried.

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

This is improved property known as: 3506 Robin Road Nashville, TN 37204

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 HANDS THIS 19th day of March, 2004

Dudley S Bynum Exec

Dudley S. Bynum, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Dudley S. Bynum

Executor * of Dudley S. Bynum, Executor of the estate of Eula O. Ewing, Deceased

with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the

Executor *

of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of March, 2004

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

K. J. Shelton
Notary Public

My Commission expires: July 24, 2007

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 139,900.00

Affiant

Subscribed and sworn to before me this the 19th day of March, 2004

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

K. J. Shelton
Notary Public

My Commission Expires: July 24, 2007