State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is ~~$80,000.00~~ RV 207,000

Affiant

Subscribed and sworn before me this the 30th day of March, 2004.

Notary Public
My Commission Expires:

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/06/04 15:22 2pgs
Fees:13.00 Taxes:765.90

20040406-0039065

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Erik H. Hollander 6828 Sunnywood Drive Nashville, TN 37211	6828 Sunnywood Drive Nashville, TN 37211	CTX Mortgage Company, LLC 801 94th Avenue N. St. Petersburg, FL 33702

Map 181-1-A Parcel 29

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,

RONALD J. STEWART AND WIFE, TARA H. STEWART

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ERIK H. HOLLANDER, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 32 on the Plan of Sugary Valley, Section One, of record in Plat Book 9700, page 374 and amended in Book 9700, pages 709-711, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald J. Stewart and wife, Tara H. Stewart by Warranty Deed from Yazdian Construction, Inc. of record in Book 11677, page 523, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat book 9700, pages 709-711, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants; Charters; and or By-Laws of record in Book 11069, page 6; 11069, page 14; Instrument Number 20040203-0013041; and Book 11069, page 24, Register's Office for Davidson County, Tennessee.

Subject to a quitclaim deed for Common Area of record in Instrument Number 20000425-0041129, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th** day of **March, 2004**

Ronald J. Stewart

Tara H. Stewart

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Ronald J. Stewart and wife, Tara H. Stewart** within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that she executed the within instrument for the purposes contained.

Witness my hand, this 30th day of March, 2004.

My Commission Expires:

3.25.06

Notary Public

Notary Public
A
Davidson County, Tennessee