This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark Steinwachs
3105 Wildwood Dr.
Nashville, Tennessee 37217

Davidson County DEEDWARR
Recvd: 04/07/04 09:17 2pgs
Fees:13.00 Taxes:369.63
20040407-0039335

SEND TAX BILL TO:
Owner

MORTGAGEE:
Option One Mortgage
1600 Parkwood Circle, Suite 615
Atlanta, GA 30339-2119

MAP	**136**
GROUP	**13**
PARCEL	**103**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terry Holleman, married*** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark Steinwachs and wife, Heather Steinwachs**, 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 No. 12 on the Plan of EDGE-O-LAKE, Section 20-A, of record in Plat Book 5200, page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Terry Holleman by deed from Conseco Finance Servicing Corporation of record in Instrument no. 20021111-0138738, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3105 Wildwood Dr., Nashville, Tennessee 37217.

*Debbi Holleman, wife of Terry Holleman, hereby joins in this transfer to convey any interest in the subject property, marital or otherwise.

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 31st day of March, 2004.

Terry Holleman

Debbi Holleman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Holleman and Debbi Holleman** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $99,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE