McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 04/28/04 15:45 2pgs
Fees:13.00 Taxes:431.05
20040428-0048410

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **April, 2004** between **Sharon Snodgrass Larson** , GRANTOR, and **Greg Stine** ~~unmarried~~ a married man , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING all of Lot No. 5 ON THE PLAN OF EASTDALE PLACE, BEING A SUBDIVISION OF PART OF LOT NO. 4 IN THE DIVISION OF THE WILLIAM WILLIAMS AND ON THE GALLATIN PIKE, as of record in Book 547, page 29 and 30, Register's Office for Davidson County, Tennessee; Said Lot No. 5 fronts 80 feet on the southerly side of Riverside Drive and runs back between parallel lines ~~290~~ 200 feet to a dead line.

BEING the same property conveyed to Sharon Snodgrass, unmarried (now married) by deed of record in Book 11547, page 409, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on subdivision plat of record in Book 547, page 29, of the Register's Office of Davidson County, Tennessee.

***I, Kevin Larson, spouse of Sharon Snodgrass Larson, do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Sharon Snodgrass Larson
Sharon Snodgrass Larson
Signature of Seller

Kevin Larson
Kevin Larson

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Snodgrass Larson and her husband, Kevin Larson,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **April, 2004.**

Mark S. Moore
Notary Public

My Commission Expires: 2-20-2007

MARK S. MOORE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Name and Address of Property Owner:

Greg Stine
1108 Riverwood Drive
Nashville, TN 37216

Property Address:

1108 Riverwood Drive
Nashville, TN 37216

Person Responsible for Taxes:

Parcel #: 061-11-0-219.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$116,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **April, 2004.**

Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires [illegible] 27 2005

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129