(3)

Davidson County DEEDWARR
Recvd: 05/05/04 08:10 2pgs
Fees:13.00 Taxes:344.47

20040505-0050894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,100.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 7/30/05

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Kier	America's Wholesale Lender	162-09-O-A
(NAME)	(NAME)	(MAP)
5510 Country Drive #77	750 Old Hickory Blvd., Ste. 180	077.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, Sharon Rogers Sorace , married , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Kier , married , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 77 of Hickory Valley Condominiums, Phase 2, a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Phase 2, Condominium apartments, recorded in Plat Book 4460, page 133, said Register's Office, and described in a Master Deed recorded in Book 4659, page 32, as amended in Book 4937, page 429 and Book 5606, page 663, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4659, page 32, as amended in Book 4937, page 429 and Book 5606, page 663, and By-Laws recorded in Book 4659, page 32, as amended in Book 4937, page 429 and Book 5606, page 663, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Vena Irene Rogers and Sharon Rogers Sorace, joint tennants with right of survivorship, by deed from Michael David Jackson, unmarried, dated Ocrober 27, 1999, of record in Book 11726, page 272, and further conveyed to Sharon Rogers Sorace by Quitclaim Deed from Vena Irene Rogers, unmarried, dated October 28, 2000, of record in Instrument No. 20001103-0109362, all in the Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5510 Country Drive #77, Nashville, Tennessee 37211

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 my/our hand(s) this 30th day of April, 2004.

Sharon Rogers Sorace by John A Sorace her attorney in fact — John A Sorace

Sharon Rogers Sorace, By: John A. Sorace, Attorney-In-Fact — John A. Sorace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John A. Sorace; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John A. Sorace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Sharon Rogers Sorace, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sharon Rogers Sorace, the bargainor, by the said John A. Sorace, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7/30/05