WARRANTY DEED

B-KWR-04-4904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Judith Atkins
Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2004.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Stepakoff		
4904 Monterey Drive (ADDRESS)	(NAME) 4904 Monterey Drive (ADDRESS)	146-8-107
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY R. HORNER, AND WIFE ANNA MARIA HORNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JODY STEPAKOFF, WIFE AND HUSBAND SCOTT STEPAKOFF, hereinafter called the Grantee(s), their heirs and assigns, that 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. 288 on the Plan of Crieve Hall Estates Section Four of record in Plat Book 2133, Page 80, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey R. Horner and wife, Anna Maria Horner by Deed dated July 30, 1999 and filed for record on August 3, 1999 in Book 11602, Page 934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4904 Monterey Drive, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of May, 2004.

Jeffrey R. Horner

Anna Maria Horner

Davidson County DEEDWARR
Recvd: 05/17/04 16:00 2pgs
Fees:13.00 Taxes:843.60

20040517-0057703

STATE OF Tennessee

COUNTY OF Davidson

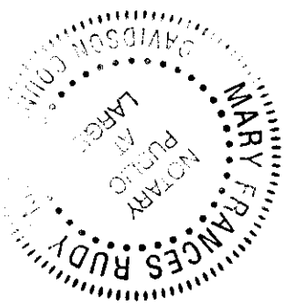
I, Mary Frances Rudy the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Jeffrey R. Horner, and wife Anna Maria Horner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of May, 2004.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903