FILE BOX 30

Davidson County DEEDWARR
Recvd: 06/01/04 09:50 2pgs
Fees:13.00 Taxes:690.05
20040601-0063558

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $186,500.00.

Subsribed and sworn before me this the 26th day of May, 2004.

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

(Affix Seal)

April Anderson
Affiant

Jennifer Crowell
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400435B
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
June B. Storie
223 Hearthstone Manor Lane
Brentwood, TN 37027

Send tax bills to:
CTX MORTGAGE COMPANY, LLC
801 94th Ave North
St. Petersburg, FL 33702

Map 160-15-A Parcel 84

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,

Walter S. Nickells and wife, Anna W. Nickells

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

June B. Storie, An Unmarried Woman

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 Unit No. 84 on the Plan of Condominium Site Plan Phase IV Hearthstone Manor of record in Plat Book 6250, Page 144, As Amended in Plat Book 6250, page 990, Revised in Plat Book 6200, page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Walter S. Nickells and wife Anna W. Nickells by Deed of record in Book 8656, page 941, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 223 Hearthstone Manor Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 26th day of May, 2004.

Walter S. Nickells
Walter S. Nickells

Anna W. Nickells
Anna W. Nickells

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Walter S. Nickells AND Anna W. Nickells, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 05/26/04.

My commission expires:

_____

Jennifer Crowell
Notary Public

JENNIFER CROWELL
NOTARY PUBLIC
AT
LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006