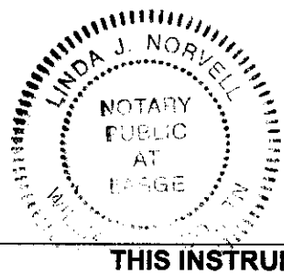
Davidson County DEEDWARR
Recvd: 06/17/04 12:03 2pgs
Fees:13.00 Taxes:1258.00

20040617-0071772



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2004.

Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wade Stooksberry	**Michigan Fidelity Acceptance Corp. dba Franklin Mortgage Funding, Inc.**	**116-16-0 030.00**
4010 Dorcas Drive	**25800 Northwestern Hwy, Ste 875**	
Nashville, TN 37215	**Southfield, MI 48075**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lynn Cecelia Egan and husband, Kevin D. Breault

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wade Stooksberry and wife, Carrie Stooksberry

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, TN, being Lot No. 33 on the Map of Evergreen Heights, Part Two, as of record in Book 1835, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynn Cecelia Egan and husband, Kevin D. Breault by deed from Jeffrey T. Shelton and wife, Rebecca H. Shelton of record in Book 9893, Page 240, Register's Office for Davidson County, Tennessee, dated December 18, 1995.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (_X___) Unimproved (____) property, known as **4010 Dorcas Drive, Nashville, TN 37215**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of June, 2004.

Lynn Cecelia Egan

Kevin D. Breault

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 **Lynn Cecelia Egan and husband, Kevin D. Breault,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **14th** day of **June, 2004.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

