1st Box 64

File #200430147

Davidson County DEEDWARR
Recvd: 06/24/04 15:24 2pgs
Fees:13.00 Taxes:481.00
20040624-0075388

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Public At Large DAVIDSON COUNTY, TN My Commission Expires 6-22-07

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Stokes	Homecomings Financial	Map: 148-07-131
(NAME) 204 Rader Rd.	(NAME) 2101 Rexford, Suite 168W	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Charlotte ~~TN~~ NC 28211	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RICHARD D. CARR, JR. AND WIFE, GINGER HARRELSON CARR,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER L. STOKES**, hereinafter called the GRANTEE, her 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, Tennessee, being all of Lot No. 901, on the Plan of Section Nine, Cherokee Hills, as shown by plat appearing of record in Plat Book 4300, Page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard D. Carr, Jr., unmarried by Warranty Deed dated August 20, 1990 of record in Book 8181, Page 200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4554, Page 202; all matters shown on plat of record in Plat Book 4300, Page 135; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 204 Rader Rd., Antioch, TN 37013
(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, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 21st day of June, 2004.

Richard D. Carr, Jr.

Ginger Harrelson Carr

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Richard D. Carr, Jr. and Ginger Harrelson Carr who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

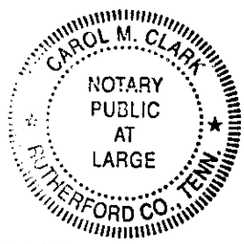
Witness my hand and official seal, this 21st day of June, 2004.

Carol M Clark

Notary Public

My Commission Expires: _____

(SEAL)



MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167