Davidson County DEEDWARR
Recvd: 07/02/04 08:12 2pgs
Fees:13.00 Taxes:921.30

20040702-0078836

WARRANTY DEED

G-CD-04-2814

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me this 29th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: 3/31/07

(AFFIX SEAL)

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
Stephen Woolverton	Quicken Loans Inc P.O. Box 53483	
2814 Belcourt Avenue	Livonia, MI (NAME) 48153-0983	104-07-105
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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 WALTER WINN CHATHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN WOOLVERTON AND WIFE, ANN BLAIR BROWN, 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. 13, Block 2 on the plan of Fairfax Place, recorded at Book 547, page 137 and 138, Regsiter's Office for said County.

Said Lot No. 13 fronts 60 feet on the northerly margin of Belcourt Avenue and extends back between parallel lines 158.68 feet to a dead line.

Being the same property conveyed to W. Winn Chatham and wife, Donna E. Chatham by deed from J. Stewart Clifton, Jr. and wife, Louise E. Clifton of record in Book 6073, page 175, Register's Office for Davidson County, Tennessee. By Divorce Decree filed of record in Instrument Number 20030319-0036580, the said property was divested out of Donna E. Chatham and divested solely into W. Winn Chatham.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2814 Belcourt Avenue, Nashville, Tennessee 37212
(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 29th day of June, 2004.

Walter Winn Chatham

STATE OF Tennessee
COUNTY OF Davidson

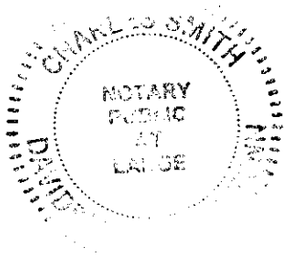
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Winn Chetham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL) 11/27/04



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903