File #200410160

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,500.00.

Nathaniel O. Stinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2004.

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/04 11:12 2pgs
Fees:13.00 Taxes:1045.25

20040702-0079113

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

## WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nathaniel O. Stinson and wife, Stephanie M. Stinson | Quicken Loans Inc. | Map: 172-9-A-99 |
| (NAME) 700 N. Wickshire Way | (NAME) 20555 Victor Parkway | Parcel: |
| (ADDRESS) Brentwood TN 37027 | (ADDRESS) Livonia, MN 48152 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHIRLEY A. WATKINS, A SINGLE WOMAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **NATHANIEL O. STINSON AND WIFE, STEPHANIE M. STINSON**, 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, Tennessee, being all of Lot No. 99, on the Final Plat of Section Three, Banbury Crossing, as shown by plat appearing of record in Plat Book 9700, Pages 665 and 666, 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 Shirley A. Watkins, married by Warranty Deed dated July 2, 1999 of record in Book 11562, Page 688, and being further conveyed to Shirley A. Watkins, a single woman by Quitclaim Deed dated September 5, 2002 of record in Instrument No. 20020917-0113321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 10369, Page 48 and as amended in Book 10962, Page 516 and Book 11218, Page 180, Instrument No. 20010523-0053234 and in Instrument No. 20030728-0105031; By-Laws of record in Instrument No. 20020610-0070239; Charter of Banbury Crossing Homeowners' Association of record in Book 11187, Page 575; Restrictions of record in Book 4148, Page 75 and as amended in Book 4693, Page 691 and Book 4741, Page 261; all matters shown on plat of record in Plat Book 9700, Pages 665 and 666; 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 700 N. Wickshire Way, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES 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 Grantees 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 GRANTEES, 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 our hands this 30th day of June, 2004.

Shirley A. Watkins
Shirley A. Watkins

STATE OF Tennessee

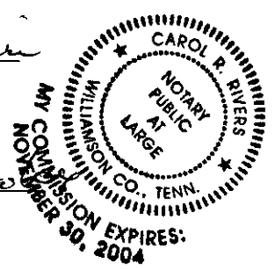
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Shirley A. Watkins, a single woman who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2004.

Notary Public

My Commission Expires: 11/30/2004




(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027