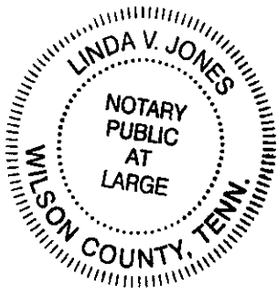
File #200450293



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00.

Stephanie Sabrina Irwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Sabrina Irvin, unmarried	Columbia National Incorprated	Map: 73-01-29
(NAME)	(NAME)	
2021 Olga Avenue	P. O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Columbia, MD 21045	
(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, **STACEY C. IRVIN HUNTER, FORMERLY KNOWN AS STACEY C. IRVIN, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **STEPHANIE SABRINA IRVIN, UNMARRIED**, 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. 31, Block "G", on the Map of Country Club Estates, as shown by plat appearing of record in Book 843, Page 95, 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 Stacey C. Irvin by Warranty Deed dated December 13, 2002 of record in Instrument No. 20030106-0001716, Register's Office for Davidson County, Tennessee. The said Stacy C. Irvin is now known as Stacy C. Irvin Hunter.

This conveyance is subject to the following:
All matters shown on the plan of record in Book 843, Page 95; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

David Hunter, spouse of Stacey C. Irvin Hunter, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 2021 Olga Avenue, Nashville, TN 37216
(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 Grantor covenants with the said GRANTEE that she is 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 Grantor further covenants and binds herself, her 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.

Davidson County DEEDWARR
Recvd: 07/28/04 14:38 2pgs
Fees:13.00 Taxes:395.90
20040728-0090476

Witness our hands this 27th day of July, 2004.

Stacey C. Irvin Hunter

David Hunter

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Stacey C Irvin Hunter and David Hunter 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 27th day of July, 2004.

Notary Public

My Commission Expires

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076