WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2614-2

The actual consideration or value, whichever is greater, for this transfer is **$179,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2004.

Notary Public

My commission expires: 1-26-2008

(AFFIX SEAL)

JUDY A. CASEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGEE:	Map-Parcel Numbers
GEOFFREY D. STONE and HOLLY STONE	**RBC MORTGAGE COMPANY**	**Map 133-02-0, Parcel 190.00**
3211 Avenal Avenue	**13100 NW Freeway, Suite 200**	
Nashville, TN 37211	**Houston, TX 77040**	

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, I,

JOY C. MAYFIELD, unmarried

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

GEOFFREY D. STONE and wife, HOLLY STONE

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 Lot Nos. 21 and 22 on the Plan of Airdrie Subdivision "B", Property of D. C. Buell, as of record in Book 547, Page 42, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 21 and 22 front 100 feet on the westerly side of Avenal Avenue and run back between parallel lines 183 feet to an alley.

BEING the same property conveyed to Jack A. Mayfield and wife, Joy C. Mayfield, by Warranty Deed dated May 31, 1985, from Thomas Wesley Malone, James E.S. Malone, Jr., Marian Malone Mallard, Charles Harry Malone, Sr., Yvonne Malone Swafford, Dorsey M. Malone, and William H. Malone, heirs of Julie F. Malone, of record in Book 6575, Page 65, Register's Office for Davidson County, Tennessee. Corrected by Memorandum of Corrected Notary Acknowledgement of record in Instrument No. 20040726-0088935, said Register's Office. The said parties having since divorced by Final Decree of record in Minute Book 65C, Page 2178, and File No. 90D-3600, Circuit Court for said County. The said property was further conveyed to Joy C. Mayfield by Quitclaim Deed dated November 1, 1996, from Amanda J. McClendon, Trustee, of record in Book 10258, Page 170, and re-recorded in Instrument No. 20040802-0092428, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 734, Page 757, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (__X__) Unimproved (____) property, known as: **3211 Avenal Avenue, Nashville, TN 37211.**

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 we do covenant with the said GRANTEES 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 convenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **26th** day of **July, 2004.**

Joy C Mayfield

JOY C. MAYFIELD

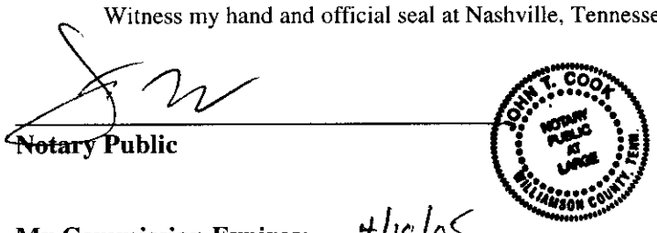
Davidson County DEEDWARR
Recvd: 08/02/04 16:50 2pgs
Fees:13.00 Taxes:662.30

20040802-0092429

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOY C. MAYFIELD, unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **July, 2004.**



Notary Public

My Commission Expires: 4/10/05