This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-569006**

Davidson County DEEDWARR
Recvd: 08/03/04 09:21 3pgs
Fees:18.00 Taxes:628.63
20040803-0092577

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of July, 2004**, by and between **David R. Boyer and Lynne C. Boyer, husband and wife**, parties of the first part, and **Christine M. Stenson, an unmarried woman and Carl M. Ostrowski, an unmarried man as joint tenants with right of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 481, SECTION SIX, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Pages 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Timothy C. Sturm and wife, Karen L. Sturm to David R. Boyer and wife, Lynne C. Boyer by deed dated August 5, 1997 and recorded August 12, 1997 in Book 10565, Page 501, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **146-12-0 056.00**
X Improved OR
Unimproved property located at: **5018 Montclair Drive, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David R. Boyer

Lynne C. Boyer

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David R. Boyer and Lynne C. Boyer, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of July, 2004.**

Notary Public

My Commission Expires: 5-27-07

****

Christine M. Stenson

Owner's Name: **Carl M. Ostrowski**

and Address: **5018 Montclair Drive**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans,
Inc.
2021 North Gallatin Road
Suite 292
Madison, TN 37115

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$169,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of July, 2004.**

Notary Public

My Commission Expires: 5-27-07