THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
U. S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP PARCEL NUMBERS
162-05-C-023

Davidson County DEEDWARR
Recvd: 08/03/04 15:14 2pgs
Fees:13.00 Taxes:258.63
20040803-0093018

WARRANTY DEED

THIS INDENTURE, made and entered into this **30th** day of **June, 2004**, by and between **Anna Michelle Bolstad,** unmarried, party of the first part, and **Rose Mary Stegall and William T. Stegall, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$69,900.00** 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 has 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 Nashville County of Davidson, State of Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 23 of Hickory Valley Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of record in Book 4460, Page 27, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Anna Michelle Bolstad by Warranty Deed from Kellie D. Crane, Unmarried, of record in Instrument No. #20001003-0098100, dated September 29, 2000 and recorded October 3, 2000, Register's Office for Davidson County, Tennessee.

The above referenced property is also known as 5515 Country Drive #23, Nashville, TN 37211.

The above referenced property is identical to the one in the previous deed of record.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 4460, Page 27; any and all easements, right of ways, setback lines, covenants, restrictions, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 said party of the first part the day and year first above written.

Anna Michelle Bolstad
Anna Michelle Bolstad

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anna Michelle Bolstad** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **30th** day of **June, 2004.**

My commission expires _____

_____
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$69,900.00**, which amount is equal to 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 **30th** day of **June, 2004**.

_____

PROPERTY ADDRESS:
5515 Country Drive #23
Nashville, TN 37211

NAME AND ADDRESS OF NEW OWNER:
Rose Mary Stegall and William T. Stegall
5515 Country Drive #23
Nashville, TN 37211