Davidson County DEEDWARR
Recvd: 08/05/04 13:45 2pgs
Fees:13.00 Taxes:498.39

20040805-0094337

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,700.00 Kimberly Shemin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2004. Deborah K. Devine
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. and Cynthia Stockton 401 15th Street Old Hickory, TN 37138	America's Wholesale Lender P.O. Box 660694 Dallas, TX 75266-0694	Map 53.03 Parcel 377

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, we,

Jason D. Smith and wife, Deborah S. Smith

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Todd A.Stockton and wife, Cynthia Stockton

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 NO. 37 ON THE REVISED PLAN OF SECTION "E", PLAN OF VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN OF RECORD IN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 37 FRONTS 89.0 FEET ON THE SOUTHERLY SIDE OF FIFTEENTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE, MEASURING 89.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JASON D. SMITH, UNMARRIED BY DEED FROM JERRY W. PIQUE AND WIFE, SANDRA H. PIQUE, DATED MARCH 4, 1997, AND OF RECORD IN BOOK 10372, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 132, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 1788, Page 574, and in Book 2447, Page 151, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 401 15th Street, Old Hickory, TN 37138
(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 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 covenant 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 our hand(s) this 30th day of July, 2004.

Jason D. Smith

Deborah S. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jason D. Smith and wife, Deborah S. Smith, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2004.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
1285

~~PLEASE RETURN TO:~~
~~STATE TITLE, INC.~~
~~4334 Lebanon Road~~
~~Hermitage, TN 37076~~