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

Davidson County DEEDWARR
Recvd: 08/11/04 10:17 2pgs
Fees:13.00 Taxes:610.50

20040811-0096987

MAP PARCEL NUMBERS 155.10.0.A.99.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of August, **2004**, by and between **Aubrey Hiam**, married, party of the first part, and **Stone Steps Realty, Inc.**, party of the second part,

WITNESSETH: That for and in consideration of **$165,000.00** 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:

Being Lot No. 102 on the plan of Mccrory Trace Estates, as of record in Plat Book 6900, page 720 to 723, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ann Vinise Long DiPasquale by Quitclaim Deed from Joseph DiPasquale dated January 24, 2001 and recorded on February 28, 2001, of record in Instrument No. 20010228-0018554, Register's Office of Davidson County, Tennessee. Originally being the same property conveyed to Joseph DiPasquale and wife, Ann Vinise DiPasquale, by deed of record in Book 9333, page 693, and re-recorded in Book 9417, page 935, Register's Office of Davidson County, Tennessee. The said Joseph DiPasquale and Ann Vinise DiPasquale having since divorced.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Elizabeth H. Bowling dated June 18, 2004, recorded on July 29, 2004, Instrument No. 200407290090892, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 6900, page 720-723; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 7576, page 846 and Book 7241, page 597, said Register's Office; By-Laws of record in Book/Instrument No. 7576, page 831, said Register's Office; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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.

Aubrey Hiam

Aubrey Hiam

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam, married,** 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 30 day of July 2004, **2004.**

My commission expires May 26, 2006

Notary Public

TITLE PLANNING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

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, **$165,000.00**, 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 30 day of July, **2004.**

NOTARY PUBLIC

My commission expires: 9/30/06

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. SEPT. 30 2006

PROPERTY ADDRESS:
8472 Indian Hills Drive
Nashville, TN 37221

NAME AND ADDRESS OF NEW OWNER: + Send tax bills

Stone Steps Realty, Inc
2020 Fieldstone Pkwy Ste 900-103
Franklin, TN 37069