Davidson County DEEDWARR
Recvd: 09/01/04 15:45 2pgs
Fees:13.00 Taxes:591.63

20040901-0106083

WARRANTY DEED

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

MY COMMISSION EXPIRES: JAN 27, 2007

G-ERA-04-0618

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

X Derell L. Stinson
Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derell Stinson	Wells Fargo Bank, N.A.	
618 Skyview Drive	(NAME) 2703 Wells Fargo Way	83-10-350
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Mineapolis, MN 55408-1747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL DIMARCO AND WIFE, HAYLEY DIMARCO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DERELL STINSON AND WIFE, JEANINE STINSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 on the Plan of Rolling Acres, of record in Plat Book 1130, Page 34, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hayley Morgan by Deed dated May 31, 2000 and filed for record on June 2, 2000 in Instrument Number 20000602-0054897, Register's Office for Davidson County, Tennessee. The said Hayley Morgan is now known as Hayley DiMarco. Michael DiMarco joins in this conveyance for the purpose of conveying his marital interest.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4006, page 759; and Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 618 Skyview Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 August, 2004.

X Michael DiMarco
Michael DiMarco

X Hayley DiMarco
Hayley DiMarco

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael DiMarco and Hayley DiMarco, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903