Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

ET-04-5285

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,200.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Pierce and Corrie C. Pierce	First Horizon Home Loans	
(NAME)	(NAME)	
607 Truxton Dr.	1555 W. Walnut Hill Lane Ste 200	096-11-O-137.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RALPH STROUP AND APRIL STROUP, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN E. PIERCE AND CORRIE C. PIERCE, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 67 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 36, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

This conveyance is subject to restrictions as of record in Book 4272, Page 832, Book 4380, Page 941, Book 4398, Page 723, and Book 4961, Page 817, Register's Office for said County

This conveyance is subject to any and all restrictions and easements of record, if any.

Being the same property conveyed to Ralph Stroup and April Stroup, husband and wife, by deed from Associates Financial Services, dated June 5, 2001 as of record in Instrument Number 20010710-0073103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 607 Truxton Dr., Nashville, Tennessee 37214
(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 my/our hand(s) this 31st day of August, 2004.

Ralph Stroup by Brenda White attly in fact
Ralph Stroup

April Stroup by Brenda White, attly in fact
April Stroup

Davidson County DEEDWARR
Recvd: 09/07/04 14:10 2pgs
Fees:13.00 Taxes:404.04

20040907-0107841

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Brenda White, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ralph and April Stroup, and acknowledged that she executed the same as the free act and deed of the said Ralph and April Stroup.

WITNESS my hand at Mt. Juliet, Tennessee, this 31 day of August, 2004.

Ashley N Ford
Notary Public

My commission expires 2-19-06

