BOX 10-A **WARRANTY DEED**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JEREMY GOURLEY NOTARY PUBLIC My Comm. Expires January 28, 2006 RUTHERFORD COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Alyssa B. Stout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Beth Stout	Countrywide Home Loans, Inc.	Map 103-02
(NAME) 119 Oceola Avenue	(NAME) 3011 Armory Drive	Parcel 97
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SHELBY J. PROPST, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALYSSA BETH STOUT, UNMARRIED**, 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 part of Lot No. 8 on the Plan of the Subdivision of the C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, being the southerly 60 feet of Lot No. 3 on the unrecorded plan of said part of Lot No. 8, described according to a survey by Z. J. Wilkinson, Surveyor, September 2, 1946, as follows:

Beginning on the westerly margin of Osceola Avenue (also known as Oceola Avenue) at an iron pin, 259.4 feet south of the southwest corner of said Avenue and Maudina Street, being the corner of Lots No. 3 and 4 on said unrecorded plan; thence with the westerly margin of said Avenue, north 5 deg. 29' west 60 feet to a point; thence westwardly 100.8 feet, more or less, to a point in the eastern boundary line of Lot No. 2 on said unrecorded plan; thence with the line between Lots No. 2 and 3, southwardly 60 feet to a point in the northern boundary line of said Lot No. 4; thence with the line between said Lots No. 3 and 4, eastwardly 100.8 feet to the beginning.

Being the same property conveyed to Shelby J. Propst, unmarried, by deed from Kerry A. Sharp and wife, Karen Sharp, of record in Book 9648, page 967, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 164, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 119 Oceola Avenue, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 10/04/04 11:16 2pgs
Fees:13.00 Taxes:303.40

20041004-0119118

Witness my hand this 30th day of September, 2004.

Shelby J. Propst, by Art M. Propst, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of September, 2004, before me personally appeared Art M. Propst, to me known to be the person who executed the foregoing instrument on behalf of Shelby J. Propst and who acknowledged that he executed the same as the free act and deed of Shelby J. Propst.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public