This instrument prepared by: John F. Morreale, Attorney
Morreale, Mack & Terry, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN06045

WARRANTY DEED

THIS INDENTURE, made this 11th day of September, A.D., 2004, by and between

Philip Luther Breuer and Kimberly Henke Breuer Husband and wife

First Parties, and

Andrea J. Stigleman, unmarried

Second Parties,

Davidson County DEEDWARR
Recvd: 10/06/04 09:32 3pgs
Fees:18.00 Taxes:825.10
20041006-0120262

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 10381, PAGE 932, ID# 115-01-14, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 38 ON THE PLAN OF BROOK MEADE ADDITION, SECTION II, OF RECORD IN BOOK 2663, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 38 FRONTS 161.7 FEET ON THE WESTERLY MARGIN OF RODNEY DRIVE AND RUNS BACK BETWEEN LINES, 289.2 FEET ON THE SOUTHERLY LINE AND 278.4 FEET ON THE NORTHERLY LINE, TO A DEAD LINE MEASURING 138.2 FEET THEREON.

OWNER:
Andrea J. Stigleman
907 Rodney Drive
Nashville, TN 37205

RESPONSIBLE TAXPAYER:
Owner

BEING THE SAME PROPERTY CONVEYED TO PHILIP LUTHER BREUER AND KIMBERLY HENKE BREUER BY DEED FROM DAVID B. JACOBS AND WIFE, SHARON O. JACOBS OF RECORD IN BOOK 10381, PAGE 932, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.

MR-GM-213172

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Philip Luther Breuer Kimberly Henke Breuer

✓STATE OF _____
COUNTY OF _____

Personally appeared before me, Philip Luther Breuer and Kimberly Henke Breuer Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 20_____.

✓See Attached _____ Notary Public

My Commission Expires: _____

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $223,000.00. Affiant Melissa D Page.

Subscribed and sworn to before me this 24th day of September, 20 04.

My Commission Expires 11/27/04 Linda B Mattheney

PUBLIC LINDA B. MATTHENEY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES NOV 27 2004 DAVIDSON COUNTY, TN

MR-GM-213172

✔ STATE OF Tennessee
COUNTY OF Davidson } SS

On 9-11-04, before me, Laura S. Springer,
personally appeared Philip Luther Breuer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

✔ **Signature** Laura S. Springer

MY COMMISSION EXPIRES JANUARY 27, 2007

LAURA S. SPRINGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

✔ STATE OF Tennessee
COUNTY OF Davidson } SS

On 9-11-04, before me, Laura S. Springer,
personally appeared Kimberly Henke Breuer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

✔ **Signature** Laura S. Springer

MY COMMISSION EXPIRES JANUARY 27, 2007

LAURA S. SPRINGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.