03

Realty Title 18-A

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 10/07/04 09:31 2pgs
Fees:13.00 Taxes:410.70
20041007-0121003

ADDRESS NEW OWNER:
Richard B. Stevens
648 Rehnea Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Wells Fargo Bank, N.A.
P.O. Box 10304
Des Moines, IA 50306-0304

MORTGAGEE
Wells Fargo
4456 Corporate Lane, Suite 300
Virginia Beach, VA 23462

MAP 76-1
GROUP
PARCEL 43.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, Tim Migliaccio and wife, Donna Wilkins Migliaccio,** have this day bargained and sold, and do hereby transfer and convey unto **Richard B. Stevens,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 31, on the Plan of Oak Creek Subdivision, as shown on plat of record in Plat Book 5200, page 96, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tim Migliaccio and Donna Wilkins by Deed of record in Book 7666, Page 18, recorded 09/30/1988, Register's Office for Davidson County, Tennessee. Tim Migliaccio and Donna Wilkins having since married.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 5200, Page 96, restrictions of record in Book 5360, Page 572, and Book 5382, page 827, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of October, 2004.

Tim Migliaccio

Tim Migliaccio

Donna Wilkins Migliaccio

Donna Wilkins Migliaccio

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Tim Migliaccio and wife, Donna Wilkins Migliaccio, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 111,000.00.

Camille Barrs

AFFIANT

Subscribed and sworn to before me this the 1st day of October, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____