THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5409 Maryland Way, Ste. 120 Brentwood, TN 37027 RETURN TO: PREMIER ESCROW, LLC 101 HILLSBORO ROAD, STE 300 FRANKLIN, TN 37215	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00. Brenda Pane Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October, 2004 Kaz E. Arbogast Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KAZE ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. Exp. 5/24/08

Davidson County DEEDWARR
Recvd: 10/22/04 11:20 2pgs
Fees:13.00 Taxes:592.00

20041022-0127278

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Dragan	Wells Fargo Home Loans	MAP 126-15-0-B
8245 Boone Trace	1 Home Campus	PARCEL 188 CO
Nashville, TN 37221	Des Moines, IA 50308-0001	
(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, **Bryan Stone and Wendy Stone, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey S. Dragan and Amanda M. Dragan, husband and wife**

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 Lot No. 20 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Wendy Faulkner, an unmarried woman and Bryan Stone an unmarried man, by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20011128-0129951, Register's Office for Davidson County, Tennessee.

The said Wendy Faulkner is now known as Wendy Stone.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8245 Boone Trace, Nashville, TN 37221.**

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 our hand( ) this the 20th day of October, 2004.

Bryan Stone

Wendy Stone

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryan Stone** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of October, 2004.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendy Stone** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of October, 2004.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE