Bof 29

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

Davidson County DEEDWARR
Recvd: 10/25/04 15:08 2pgs
Fees:13.00 Taxes:558.70

20041025-0128161

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN06203

WARRANTY DEED

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of October, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Wehofer 2204 Crescent Oak Irvine, CA 92618	Home Loan Corporation 1112 East Copeland Road Arlington, TX 76011	**062-02-A 273.00 CO**

FOR AND IN 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,

Charles H. Long and wife, Ronda S. Long

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A.

Stuart/Wehofer

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 290 on the plan of the Final Plat of River Trace Estates Phase I, Sections 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles H. Long and Ronda S. Long, Husband and Wife, by Warranty Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., dated March 26, 1999 and recorded April 6, 1999 in Book 11417, page 228, Register's Office for Davidson County, Tennessee.

Subject to All matters of record in Book 9700, page 409; Restrictive covenants of record in Book 6851, page 370 and in Book 6982, page 747; River Trace Homeowners Association Charter of record in Book 6851, page 363; Open-Space easement deed to Homeowners Association of record in Book 7907, page 168; Easements of record in Book 1163, page 341, Book 2022, page 83, and in Book 3959, page 595, said Register's Office.

Unimproved ( )

This is improved (X) property known as **2932 Steamboat Drive, Nashville, TN 37214**

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 hands this 15th day of October, 2004.

Charles H. Long

Charles H. Long

Ronda S. Long

Ronda S. Long

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Long and wife, Ronda S. Long, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 15th day of October, 2004.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public