PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 11/29/04 12:45 2pgs
Fees:13.00 Taxes:499.50
20041129-0141438

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 46005
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stewart D. Bronson Jr. 825 Harpeth Bend Drive Nashville, Tennessee 37221	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 156-02-191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William S. Stokes and spouse, Sandra S. Stokes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stewart D. Bronson Jr.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 743 on the Plan of Section Two, Harpeth Woods of record in Book 5200, page 280, Register's Office for said County.

Said Lot No. 743 fronts 75.0 feet on the southeasterly margin of Harpeth Bend Drive and extends back 200 feet between parallel lines to a dead line in the rear.

Being the same property conveyed to William S. Stokes and wife, Sandra S. Stokes by deed from Brian J. Mascolo and wife, Judy B. Mascolo, dated May 14, 1993 and filed of record on May 17, 1993 in Book 8949, page 965, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 280, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s) The Restrictions of record in Book 5884, page 840, said Register's Office.

This is improved property, known as: 825 Harpeth Bend Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2004.

William S. Stokes

Sandra S. Stokes

State of TENNESSEE

County of DAVIDSON

On this 22nd day of November, 2004 , before me the undersigned authority, personally appeared William S. Stokes and Sandra S. Stokes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Sworn and subscribed before me this the 22nd day of November, 2004

My Commission Expires _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public