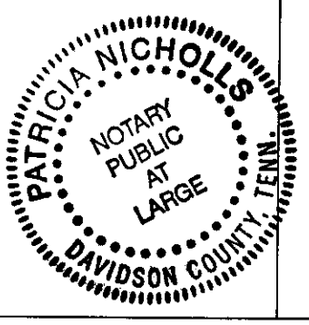
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason L. Stegall	Winstar Mortgage Partners, Inc.	Map 150
1001 Ainsworth Circle	13705 First Avenue North	Group 03
Antioch, TN 37013	Plymouth, MN 55441	Parcel 375

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

Sean K. Johnson and wife, Jessica C. Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jason L. Stegall, married
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. 429 on the Plan of Section Nine "The Country", of record in Plat Book 6900, Page 285 and 286, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sean K. Johnson and wife, Jessica C. Johnson by deed from Kenneth R. Taylor and wife, Brenda B. Taylor, dated April 13, 2001, of record in Instrument 20010417-0037701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7402, Page 977 and Book 7404, Page 292, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 285 and 286, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1001 Ainsworth Circle, Antioch, TN 37013

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 29th day of November, 2004.

Sean K. Johnson by Jessica C. Johnson, Attorney in Fact
Sean K. Johnson

Jessica C. Johnson
Jessica C. Johnson

Davidson County DEEDWARR
Recvd: 12/01/04 10:49 2pgs
Fees:13.00 Taxes:610.50



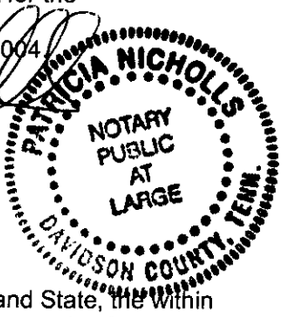
20041201-0142860

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2004.

My Commission Expires: 01/29/05

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jessica C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sean K. Johnson as his Attorney in Fact as the free act and deed of the within named Sean K. Johnson.
Witness my hand and official seal at Nashville, Tennessee the 29th day of November, 2004.

My Commission Expires: 01/29/05

Notary Public

