Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 12/08/04 08:39 1pgs
Fees:13.00 Taxes:604.95

20041208-0146059

WARRANTY DEED

Preparer's File #-04F0550

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00 .

Joslyn M. Springer
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric Jackson Stansell	ABN AMRO Mortgage Group, Inc.	72-13-46
1001 Cahal Avenue	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37206	Brentwood,TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHIRLEY FUELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ERIC JACKSON STANSELL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 19, on the Plan of Irvington, of record in Book 843, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley A. Fuell, unmarried, by deed from Warren Engle and wife, Lorri Engle, executed on 7/26/2002 and filed on 8/2/2002, of record in Instrument No. 200208020092955, Register's Office for Davidson County, Tennessee.

Map/Parcel: 72-13-46

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1001 Cahal Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **29th** day of **October, 2004**:

Shirley Fuell

Shirley Fuell

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 SHIRLEY FUELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 29th day of October, 2004.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.