WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/04 15:57 2pgs
Fees:13.00 Taxes:841.75

20041217-0150560

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$227,500.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2004.

Notary Public

My commission expires: 1/17/08

C. LEIGH WIGGINGTON (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nubia Elena Acevedo	**Ownit Mortgage Solutions, Inc.**	**173-09-0-A-152co**
6940 Sunnywood Drive	**5445 Triangle Parkway, Suite 100**	
Nashville, TN 37211	**Norcross, GA 30092**	

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,

Stones River Homes, Inc.

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

Nubia Elena Acevedo, a married person

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. 204 on the Plan of Lenox Village II (formerly addition to Sugar Valley), Section Two, a Planned Unit Development, as of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Stones River Homes, Inc., by Warranty Deed from Lenox Village II, LLC, a Tennessee limited liability company, of record in Instrument No. 20031203-0173823, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Lenox Village, of record in Instrument No. 20020315-0032826, Supplement to Restrictions of record in Instrument No. 20021226-0158458 and Instrument No. 20021226-0158459, Master Deed and Restrictions for Lenox Village of record in Instrument No. 20020408-0042676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

This is improved (X) Unimproved (____) property, known as **6940 Sunnywood Drive, Nashville, TN 37211**

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 convenant 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 its hand(s) this **9th** day of **December, 2004.**

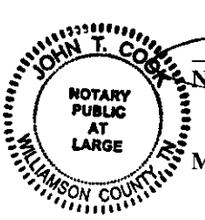
Stones River Homes, Inc.

By:_____
Ken Howell, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ken Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Stones River Homes, Inc., within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **December, 2004.**



Notary Public

My Commission Expires: 4/10/05