RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX" 7 " SP43560

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 01/05/05 08:20 3 pgs
Fees:18.00 Taxes:749.25
20050105-0001526

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this 21st day of **December, 2004, by and between FREDERICK DAVIS STALNECKER, MARRIED, and LAURA LYNNE STALNECKER HOLLAND, MARRIED, F/K/A LAURA LYNNE STALNECKER, hereinafter called Grantors, and FRANK C. BROWN, UNMARRIED, hereinafter called Grantee.**

**W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, FREDERICK DAVIS STALNECKER, MARRIED, and LAURA LYNNE STALNECKER HOLLAND, MARRIED, F/K/A LAURA LYNNE STALNECKER, as Grantors, do hereby bargain, sell, transfer and convey unto FRANK C. BROWN, UNMARRIED,hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.**

**This is improved property known as 1043 WEST GREENWOOD AVENUE, NASHVILLE, TENNESSEE 37206.**

**TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".**

**Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.**

**TAMMY J. STALNECKER, wife of FREDERICK DAVIS STALNECKER, and GARY HOLLAND, husband of LAURA LYNNE STALNECKER HOLLAND, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.**

**WITNESS the hands and seals of Grantors on the day and year first above written.**

FREDERICK DAVIS STALNECKER
Signature of Seller

TAMMY J. STALNECKER
Signature of Seller Spouse

LAURA LYNNE STALNECKER HOLLAND
Signature of Seller

GARY HOLLAND
Signature of Seller Spouse

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK DAVIS STALNECKER and wife, TAMMY J. STALNECKER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand at Nashville, Tennessee, on this 21st day of December, 2004.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA LYNNE STALNECKER HOLLAND and husband, GARY HOLLAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official hand at Nashville, Tennessee, on this 21st day of December, 2004.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

**FRANK C. BROWN**
**1043 WEST GREENWOOD AVENUE**
**NASHVILLE, TENNESSEE 37206**

Property Address:

**1043 WEST GREENWOOD AVENUE**
**NASHVILLE, TENNESSEE 37206**

Person Responsible for Taxes:

**AMERICAN MORTGAGE NETWORK, INC., A DELAWARE CORPORATION**
**11625 RAINWATER DRIVE, BLDG. 500, SUITE 650**
**ALPHARETTA, GEORGIA 30004**

**Map & Parcel #: MAP 083-01-0, PARCEL 034.00**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$202500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara Black Binnie
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of **December, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

SATURN AND MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH
NASHVILLE, TENNESSEE 37201

# EXHIBIT 'A'

Being Lot No. 4 on the Final Plat of Wal-Mart Neighborhood Market, of record at Instrument Number 20041129-0141459, Register's Office for DAVIDSON County, Tennessee, to which a more accurate and detailed description of property may be found.

Being a portion of the same property conveyed to FREDERICK DAVIS STALNECKER, UNMARRIED, and LAURA LYNNE STALNECKER, UNMARRIED, AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from ELIZABETH R. WRIGHT, A SINGLE PERSON, of record in Book 10049, page 586, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 083-01-0, PARCEL 034.00).

2. All matters as set forth on the Plan of G. W. Gifford's Subdivision, of record in Plat Book 161, page 134, Register's Office for DAVIDSON County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.