RTEC08
Box 48 A

Davidson County DEEDWARR
Recvd: 01/07/05 13:56 2 pgs
Fees:13.00 Taxes:483.96
20050107-0002924

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,800.00

Janelle McKenzie
Affiant

Subscribed and sworn to before me, this ~~31st~~ 5th day of ~~December, 2004~~. January, 2005

Ester Baldwin
Notary Public
My commission expires: 7-29-06

08-0412-90470

Address of New Owner:	Send Tax Bills to:	Tax Information
Tommi Lynn Stephenson	Countrywide Home Loans, Inc.	081-01-0 079.00 (LOT 3)
1716 River Drive	750 Old Hickory Blvd., #180	081-01-0 080.00 (LOT 4)
Nashville TN 37218	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marjory Kathka Johns, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tommi Lynn Stephenson, unmarried, hereinafter called the Grantees, their successors 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 Lots Nos. 3 and 4 on the map of the First Addition of Haley's Subdivision of Block 5 in B.T. Sheagog's Subdivision at Bordeaux, as of record in Book 1130, Page 86, said Register's Office, and said Lots are described according to a survey made by L.D. Justice, Surveyor, on April 1, 1946, as follows: Said Lots Nos. 3 and 4 front together 216.2 feet on the easterly side of River Drive and extend back between lines with the southerly line of Lot No. 4, 365 feet, more or less, and with the northerly line of Lot No. 3, 307.4 feet, more or less, to the low water mark of Cumberland River, showing 139 feet, more or less, on said low water mark.

Included in the above description, but excluded from this conveyance, is the property described in Deed of record in Book 2144, Page 282, styled Kathka to Sinclair Refining Company, in Davidson County Register's Office.

Being the same property conveyed to Eunice Kathka by Quitclaim Deed from Marjory Louise Kathka Johns and Kenneth William Johns, dated January 29, 1985, recorded February 21, 1985, of record in Book 6497, Page 63, Register's Office for Davidson County, Tennessee. Eunice Simpson Kathka having since died on July 19, 2004. By Will of Eunice Simpson Kathka of record in Will Book 5705/1661063, Office of the Davidson County Probate Court Clerk, subject property was devised to Marjory Kathka Johns. The said Eunice Simpson Kathka is one and the same as Eunice Kathka.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1716 River Drive, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of December, 2004.

Marjory Kathka Johns
Marjory Kathka Johns, Individually

Marjory Kathka Johns, Executrix
Marjory Kathka Johns, Executrix of the
Estate of Eunice Simpson Kathka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marjory Kathka Johns, individually and Majory Kathka Johns, Executrix of the Estate of Eunice Simpson Kathka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 31st day of December, 2004.

Janelle J. McGuire
State of Tennessee at Large

My Commission expires 11/26/05

