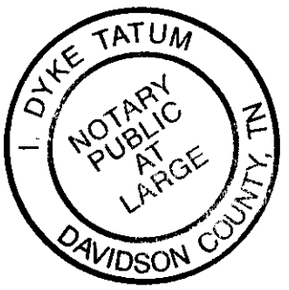
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2004

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT A. STEPHENSON	PRIMETRUST BANK	**91-9-174**
(NAME)	(NAME)	
5903 DEAL AVENUE	P.O. BOX 210618	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BOB MOORE MUSIC, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT A. STEPHENSON AND SHERRY A. ESTEP, BOTH UNMARRIED**, 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. 2 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS NOS. 53 AND 54 OF T. M. NALLS SUBDIVISION OF COCKRILL LANDS AS OF RECORD IN BOOK 4350, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNSSEE.

BEING THE SAME PROPERTY CONVEYED TO BOB MOORE MUSIC, INC. BY QUITCLAIM DEED FROM DOMINGO ANTHONY CARLETELLO AND WIFE, STACY M. CARLETELLO, OF RECORD IN INSTRUMENT NO. 20040408-0040364, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **5903 DEAL AVENUE, NASHVILLE, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19TH DAY OF OCTOBER, 2004

BOB MOORE MUSIC, INC

BY: _____

BOB MOORE, President

Davidson County DEEDWARR
Recvd: 02/01/05 10:09 2 pgs
Fees:13.00 Taxes:427.35

20050201-0011530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared BOB MOORE, 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 BOB MOORE MUSIC, INC., the within named bargainor, and that 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 PRESIDENT.

WITNESS my hand and official seal at office at Nashville, Tennessee on this19th day of October, 2004

Notary Public

My Commission Expires: 5/29/25

