PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 02/01/05 15:39 2 pgs
Fees:13.00 Taxes:995.30
20050201-0011861

W & I Ref:(_____) Title No: 46103
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christy Ivey, Trustee 706 Clearview Drive Nashville, Tennessee 37205	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 116-04-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christie L. Stevens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christy Ivey, Trustee**, with full power to convey, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Clearview of record in Plat Book 843, Page 8, Register's Office for said County.

Said Lot No. 46 fronts 75 feet on the easterly margin of Clearview Drive and extends back 125.5 feet on the northerly line and 96 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Christie L. Stevens, unmarried by deed from Robert W. Weber and spouse, Constance J. Weber of record in Book 10245, page 806 Register's Office for said Coutny.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 843 Page 8, said Register's Office.

This is improved property, known as: 706 Clearview, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2005.

Christie L. Stevens

State of TENNESSEE

County of DAVIDSON

On this 31st day of January, 2005 , before me the undersigned authority, personally appeared Christie L. Stevens , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Sworn and subscribed before me this the 31st day of January, 2005

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Notary Public