Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2005.

Notary Public
My commission expires: 1-20-07

Lauren M Rickels
State of Tennessee Notary Public
Williamson County

06-0502-71575

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeff D. Stephens	Countrywide	162-09-0-A
5510 Country Drive #6	801 Cresent Centre Dr	006.00CO
Nashville TN 37211	Franklin, TN 37067	

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, Peggy J. Morgan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeff D. Stephens and wife, Teresa S. Stephens, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 6, Building No. 1, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Peggy J. Morgan by Deed from Dan M. Parker and wife, Geraldine R. Parker, dated December 14, 1983, and recorded February 2, 1984, in Book 6225, page 556, Register's Office for Davidson County, Tennessee.

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 5510 Country Drive #6, 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, 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.

Davidson County DEEDWARR
Recvd: 02/16/05 14:34 2 pgs
Fees:13.00 Taxes:340.40

20050216-0017802

WITNESS my hand this 14th day of February, 2005.

Peggy J. Morgan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy J. Morgan, 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 Mt. Juliet, TN, this 14th day of February, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02-24-08