WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/05 10:52 2 pgs
Fees:13.00 Taxes:943.50

20050222-0019041

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Christy Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2005

Notary Public Patricia Nicholls

MY COMMISSION EXPIRES: ~~04/24/09~~ 7/29/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark Perez	Bank of America, N.A.	Map 54
219 Rising Sun Lane	1400 Best Plaza Dr., Suite 101	Group 14
Old Hickory, TN 37138	Richmond, VA 23227	Parcel 35

FOR AND IN 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

W. Howard Stamps and wife, Mary S. Stamps

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mark Perez and wife, Christy Perez
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. 97 on the Plan of Brandywine Farms, Section Two, as of record in Book 3700, Page 28, Register's Office for said County described as follows:

Said Lot fronts 185 feet on the north side of Rising Sun Lane and runs back 164.9 feet on the east line and 268.4 feet on the west line, to a dead line in the rear on which it measures 199.3 feet.

BEING the same property conveyed to W. Howard Stamps and wife, Mary S. Stamps by deed from Kenneth R. Speakman and wife, Reba L. Speakman, of record in Book 7337, Page 158, dated August 27, 1987, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3816, Page 544, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 219 Rising Sun Lane, Old Hickory, TN 37138

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 our hands this 17th day of February, 2005.

W. Howard Stamps

Mary S. Stamps

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Howard Stamps and Mary S. Stamps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of February, 2008.

My Commission Expires: 01/24/09

Notary Public

