Davidson County DEEDWARR
Recvd: 03/24/05 12:22 2 pgs
Fees:13.00 Taxes:316.35

20050324-0032088

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Pamela J. Yates
Affiant

Subscribed and sworn to before me, this 21st DAY OF March, 2005.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

P-AHM-05-0304

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Richardson	American Home Mortgage	
304 Huntington Ridge (ADDRESS)	(NAME) 520 Broadhollow Road (ADDRESS)	161-11-0-A-153.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE J. STELL, F/K/A JULIE ANN JORDAN AND HUSBAND, ERIK R. STELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATE RICHARDSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Unit No. 153 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Julie Ann Jordan, unmarried, by deed from Vincent Keene, Executor for the Estate of Richard Z. Keene, dated June 22, 2001 and filed of record as Inst. No. 20010716-0075313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Erik R. Stell, husband of Julie J. Stell, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 304 Huntington Ridge, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of March, 2005.

Julie J. Stell

Julie J. Stell

Erik R. Stell

Erik R. Stell

STATE OF Tennessee

COUNTY OF Davidson

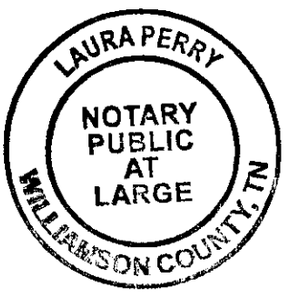
I, Laura Perry a Notary Public of the County and State first above written, do hereby certify that Julie J. Stell, f/k/a Julie Ann Jordan and husband, Erik R. Stell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of March, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959