State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $175,900.00

Affiant

Subscribed and sworn before me this the 23rd day of March 2005.

Notary Public My Commission Expires: 7-5-06

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 03/28/05 10:13 2 pgs
Fees:13.00 Taxes:650.83
20050328-0032546

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Stella R. Wallace 4824 Honey Grove Drive Antioch, Tennessee 37013	4824 Honey Grove Drive Antioch, Tennessee 37013 **Map 162-16-D Parcel 16**	Star Mortgage Services P.O. Box 000010-9246 Kennesaw, GA 30156

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TOMMY K. KUYKENDALL AND WIFE, BETTY H. KUYKENDALL

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

STELLA R. WALLACE, MARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Honey Brook Subdivision, Section One, as of record in Book 7900, page 242 and revised by boundary plat of record in Book 7900, page 254, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tommy K. Kuykendall and wife, Betty H. Kuykendall by Warranty Deed from Barry Construction Company of record in Book 8476, page 926, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 242 and Plat Book 7900, page 254, Register's Office for Davidson County, Tennessee.

Subject to restrictive of record in Book 8289, page 148; Book 8298, page 198; and Book 8434, page 447; Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed for common areas of record in Book 8398, page 457, and HOA charter of record in Book 8298, page 200, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **23rd day of March 2005.**

Tommy K. Kuykendall **Betty H. Kuykendall**

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Tommy K. Kuykendall and Betty H. Kuykendall** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **23rd Day** of **March 2005.**

My Commission Expires:

3-25-09

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee