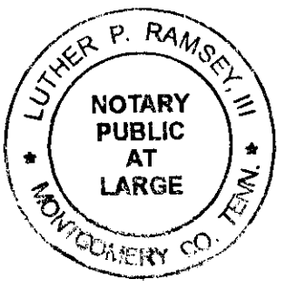
Prepared by:
Realty Title & Escrow Company, Inc.
1100-B Ted A. Crozier Blvd.
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $211,900.00



Affiant

Subscribed and sworn to before me, this 21st day of March, 2005.

Notary Public
My commission expires: 09/23/07

14-0503-140258

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Erik Stell	1st Trust Bank For Savings	172-03-0-A 034.00CO
5536 Maplesong Drive	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

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, H. Stanley Ferguson and wife, Marina R. Ferguson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Erik Stell and wife, Julie Stell, 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:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Page 499, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to H. Stanley Ferguson and wife, Marina R. Ferguson, by deed from Resolution Trust Corporation, dated 09/24/1990, recorded 10/01/1990 in Book 8206, Page 909, 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 5536 Maplesong Drive, 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: 03/29/05 10:12 2 pgs
Fees:13.00 Taxes:784.03
20050329-0033449

WITNESS my hand this 21st day of March, 2005.

H. Stanley Ferguson

Marina R. Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, H. Stanley Ferguson and Marina R. Ferguson, 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 Brentwood, TN, this 21st day of March, 2005.

Luther P. Ramsey III
State of Tennessee at Large

My Commission expires 09/23/07

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.