RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

~~RECORD & RETURN TO:~~
~~FILE BOX 36 if Davidson County~~

Davidson County DEEDWARR
Recvd: 04/07/05 14:03 3 pg
Fees:18.00 Taxes:989.75

20050407-0038427

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,500.00.

Pamela Jo Yates
Affiant

Subscribed and sworn to me on March 31, 2005.

LAURA PERRY NOTARY PUBLIC AT LARGE, TN WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12/09/07

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20676SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Stephens Rebekah Stephens 709 Adams Mill Court Nashville, TN 37211	American Home Mortgage 520 Broadhollow Rd Melville, NY 11747	173-9-A-130 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas Kavanagh and Elizabeth Kavanagh, husband and wife,, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Scott Stephens and Rebekah Stephens, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 226 on the Plan of Lenox Village II, Section One, of record as Instrument No. 20030106-0001756, Register's Office for Davidson Count, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Kavanagh by Deed from Lenox Village II, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20040721-0086876 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplement Master Deed Restrictions of record as

Instrument No. 20021226-0158459 in the Register's Office for Davidson County, Tennessee; and

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Lenox Village, of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee; and
5. Matters shown on plan of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee; and
6. Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100850, and Instrument No. 20010918-0100582, Register's Office for Davidson County, Tennessee; and
7. Storm water detention agreement of record as Instrument No. 20020722-0087469 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee; and
8. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions and Master Deed Restrictions.

This property is also known as improved property located at 709 Adams Mill Court, 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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 on March 31, 2005.

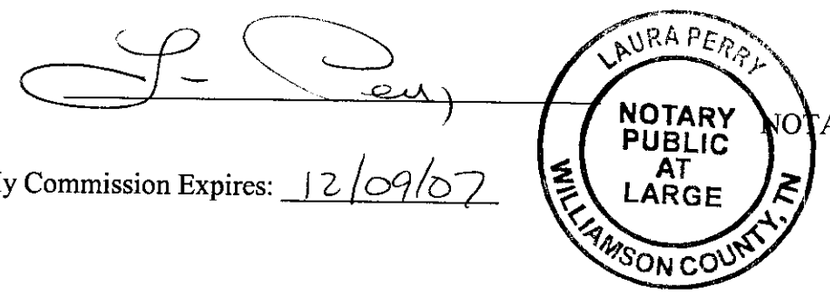
Thomas Kavanagh

Elizabeth Kavanagh

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2005, before me personally appeared Thomas Kavanagh and Elizabeth Kavanagh, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 31, 2005.



NOTARY PUBLIC

My Commission Expires: 12/09/07