STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of April, 2005.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/13/05 14:56 2 pgs
Fees:13.00 Taxes:425.13
20050413-0041305

ADDRESS NEW OWNER(S) AS FOLLOWS:
Nicole Jordon
849 Stoner Mill Lane
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 076-05-0-146

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stone Steps Realty, Inc., a Tennessee corporation,** hereinafter referred to as Grantors, hereby transfers and conveys to **Nicole Jordon, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot Number 14 on the Plan of Stoner Mill, Section II, of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stone Steps Realty, Inc., its successors and assigns, by Trustee's Deed from Robert M. Wilson, Jr., of record in Instrument No. 20040505-0051068, Register's Office for Davidson County, Tennessee, dated, March 31, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 7847, Page 63, Register's Office for Davidson County, Tennessee.

4. Easement for ingress and egress of record in Book 3950, Page 888, Register's Office for Davidson County, Tennessee.

5. Any and all visible easements lying on or across the property.

6. Rights or claims of parties in possession not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 849 Stoner Mill Lane, Hermitage, Tennessee 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of April, 2005.

Stone Steps Realty, Inc.,
a Tennessee corporation

By: Jeff Carneal
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of April, 2005, before me appeared Jeff Carneal, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me dully sworn (or affirmed) did say that she/he is the President of **Stone Steps Realty, Inc., a Tennessee corporation** and that the instrument was signed in behalf of the corporation, by authority of its Board of Directors, and he acknowledged the instrument to be the free act and deed of the corporation, and that the corporation has no corporate seal.

Notary Public

My Commission Expires: 10-12-08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES: OCTOBER 12, 2008

12401-ST