THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20468G

MAP/GROUP/PARCEL:
91-15/209

NEW OWNER'S NAME AND ADDRESS:
Jeremy L. Stephens
322 51st Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 04/20/05 08:16 2 pgs
Fees:13.00 Taxes:573.50
20050420-0043698

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Rebecca Stanley Larson (formerly known as Rebecca R. Stanley), a married woman, hereinafter called Grantor, does hereby transfer and convey unto Jeremy L. Stephens, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 150 feet of the westerly one-half of Block No. 9 on the plat of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said part of Block 9 fronts 50 feet to he easterly side of 51st Avenue North, formerly 10th Street and runs back between parallel lines, parallel with and 100 feet south of he southerly margin of Park Avenue, 160 feet to a dead line.

Being the same property conveyed to Rebecca R. Stanley in Instrument No. 200010300107444, recorded 10/30/2000, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 322 51st Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Rebecca Stanley Larson (formerly known as Rebecca R. Stanley)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Rebecca Stanley Larson, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 15th day of April, 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $155,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of April, 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2008