Dolores Moulton, Register
Cheatham County Tennessee

Rec #:	125446	Instrument	76796
Rec'd:	10.00	NBk: X1 Pg	485
State:	1103.34		
Clerk:	1.00	Recorded	
EDP:	2.00	4/22/2005 at	9:00 am
Total:	1116.34	in Record Book	
		144 Pages	236-237

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,232.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of April, 2005

Notary Public

My Commission Expires: 11/22/08

DONALD T. ... JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/25/05 14:16 2 pgs
Fees:12.00 Taxes:0.00
20050425-0045775

ADDRESS NEW OWNER(S) AS FOLLOWS:
David L. Stepp and Karilyn Denise Stepp
8763 Cub Creek Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
3011 Armory Drive
Nashville, TN 37204

MAP-PARCEL NUMBERS:
76-13 (Cheatham Co.)
77-41 (Davidson Co.)

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, **Rose A. Prock, married** hereinafter referred to as Grantors, hereby transfers and conveys to **David L. Stepp and wife, Karilyn Denise Stepp** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

LAND located partly in the 9th Civil District of Cheatham County, Tennessee and partly in the 8th Civil District of Davidson County, Tennessee, BEGINNING at an iron pin in the center of Cub Creek Road, South 37 deg. 17' 57" East 244.80 feet to an iron pin, 1 foot, more or less, West of a 30-inch white oak; thence South 63 deg. 47' 57" East to an iron pin; thence South 10 deg. 17' 57" East 394.84 feet to an iron pin; thence South 1 deg. 42' 03" West 297.00 feet to an iron pin; thence South 8 deg. 17' 57" East 297.00 feet to an iron pin; located 3 feet, more or less, North of a 20-inch white oak at a fence and being in the northerly line at the W.W. Johnson property; thence North 79 deg. 25' 30" West 280.50 feet to an iron pin; thence South 78 deg. 34' 30" West 462.00 feet to an iron pin at a red oak and dogwood pointers at the westerly line of the Stephen Davidowski property; thence North 32 deg. 01' 00" West 412.89 feet to an iron pin and being the northwesterly corner of the Thomas W. Brown property; thence North 25 deg. 15' 55" West 109.96 feet to an iron pin, being the northeasterly corner of the Clara Lee Vaughn property; thence North 61 deg. 37' 17" East 231.19 feet to an iron pin; thence North 10 deg. 44' 05 " East 54.00 feet to an iron

feet to an iron pin, being the northeasterly corner of the Clarence W. Griggs property ; thence North 78 deg. 19' 22' East 297.35 feet to an iron pin; thence North 28 deg. 14' 05" East 101.00 feet to an iron pin; thence North 23 deg. 45' 55" West 248.00 feet to an iron pin; thence North 10 deg. 13' 34" East 165.12 feet to an iron pin in the center of said Cub Creek Road, thence along the center of Cub Creek Road, North 26 deg. 36' 16" East 134.85 feet to the point of beginning containing 15.882 acres, more or less, according to a survey by Thomas H. Alley, Land Surveyor, # 922, dated December 10, 1985. Reference is made to deed to establish common boundary line of record at Book 392, Page 440, Register's Office for Cheatham County, Tennessee; said deed establishes the east boundary line to this property and is incorporated herein.

Being the same property conveyed to Rose Prock, married by Warranty Deed from Lee William Garner and wife, Elizabeth Ann Garner of record in Book 88, Page 419, Register's Office for Cheatham County, Tennessee, dated February 26, 2004.
Also conveyed on #20040305-0025586 in Davidson Cty.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Application for Greenbelt Assessment - Forest, of record in Book 104, Page 675, Register's Office for Cheatham County, Tennessee.

Subject to rollback taxes if land use changes.

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 8763 Cub Creek Road, Nashville, Tennessee 37209.

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 21st day of April, 2005.

Rose A Prock
Rose A. Prock

Jack Prock *

Jack Prock conveys any and all of his martial interest in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose A. Prock and Jack Prock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 21st day of April, 2005.

Notary Public

My Commission Expires: 1/1/2008

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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