Return to:
Wilson Title
103 maple St
Smyrna, TN 37167

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 14:49 2 pgs
Fees:13.00 Taxes:431.05

20050503-0049418

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $116,500.00

Affiant

Subscribed and sworn to me on April 20, 2005.

NOTARY PUBLIC
My Commission Expires: 11.25.07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

H-2190

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Esq.
Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John F. Stumbaugh 2408 Chapman Drive Nashville, TN 37206	Countrywide Home Loans 3011 Armory Dr. Suite 120 Nashville, TN 37204	Map 83-11 Parcel 152

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Amy Underwood Swinea, in her capacity as Executor of the Estate of Bentley Herron, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John F. Stumbaugh and Maureen A. Stumbaugh, husband and wife, hereinafter called **"GRANTEES,"** their successors 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 No. 93 on the Plan of Eastland Acres, Section 2, as of record in Book 2331, Page 7, Register's Office for said County, to which * Said Lot No. 93 fronts 91 feet on the southwesterly side of Chapman Drive and runs back between lines 207.6 feet on the westerly line and 227.2 feet on the easterly line to a dead line in the rear on which it measures 72.9 feet.

Being the same property conveyed to Bentley Herron and wife, Ada F. Herron by deed from S.J. Dale and wife, Lettie C. Dale, dated 06/30/55, filed 07/06/55, of record in Book 2439, Page 320, Register's Office for Davidson County, Tennessee.

Ada F. Herron died intestate in Nashville, Davidson County, Tennessee on March 30, 2996, at which time Bentley Herron became the sole owner of the property. Bentley Herron died on September 26, 2004 in Nashville, Davidson County, Tennessee. By will, probated in Probate Court for Davidson County at Nashville, Tennessee, Docket No. 04P-1956, the Executor for the Estate of Bentley Herron, Amy Underwood Swinea, has authority to sell the property in such manner and upon such terms as she may determine to be in the best interests of the beneficiaries.

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

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees;
2. All matters of record in Plat Book 2331, Page 7, Register's Office for Davidson County, Tennessee;
3. Sanitary Sewer/ Storm Drainage Easement of record in Book 4026, Page 619, Register's Office for Davidson County, Tennessee; and
4. 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.

This property is also known as improved property located at 2408 Chapman Drive, Nashville, TN 37206.

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 successors and assigns, forever, and

*plan reference is hereby made for a more complete description.

GRANTOR does covenant with the said GRANTEES that he/ she/ it is 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 himself/ herself/ itself, his/her/its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 April 20, 2005.

Amy Underwood Swinea

Amy Underwood Swinea, in her capacity as Executor of the Estate of Bentley Herron

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 20, 2005, before me personally appeared to me Amy Underwood Swinea, known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 20, 2005.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE COUNTY OF DAVIDSON

On April 20, 2005 personally appeared Amy Underwood Swinea, executrix of the estate of Bentley Herron, known to me (or proved to be the person on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Darlene Short

Notary Public

My Commission Expires: 11-25-07

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.