Davidson County DEEDWARR
Recvd: 06/15/05 13:56 2 pg
Fees:13.00 Taxes:517.63

20050615-0068536

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2005.

Notary Public
My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006

05-0504-62173

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven J. Maffei 4501 Graycroft Avenue Nashville TN 37216	Wells Fargo Bank, N.A. 7445 New Technology Way Frederick, MD 21703	061-02-0 043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gail F. Stephens, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven J. Maffei and Reatha Nhon, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 260, on the plan, Section 7 Gra-Mar Acres of record in Plat Book 2331, Page 80, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gail F. Stephens by deed from Ronnie D. Richards, dated 2/28/03, recorded 4/4/03, of record in Instrument No. 20030404-0044901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4501 Graycroft Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of May, 2005.

Gail F. Stephens

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gail F. Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of May, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006