This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2005126
Davidson County DEEDWARR
Recvd: 08/30/05 15:36 2 pgs
Fees:13.00 Taxes:1054.50
20050830-0103922

# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Christopher Stanley | (NAME)<br>Fifth Third Mortgage Company | Map & Parcel<br>13001012800 |
| (STREET ADDRESS)<br>550 Scott Drive | (STREET ADDRESS)<br>810 Crescent Center Drive, Suite 100 | |
| (CITY) (STATE) (ZIP)<br>Ormond Beach Florida 32174 | (CITY) (STATE) (ZIP)<br>Franklin Tennessee 37064 | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John H. Evans Jr., William Joseph Evans, and Frances Evans Martin**, have this day bargained and sold, and do hereby transfer and convey unto the said **Christopher Stanley & wife, Laura Stanley**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 32 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office, Davidson County, Tennessee.

Said Lot No. 32 fronts 60 feet on the northeasterly side of Westover Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Howell Evans and wife, Frances W. Evans by deed of record in Book 1290, page 594, Register's Office, Davidson County, Tennessee. The said Howell Evans a/k/a John H. Evans and wife, Frances W. Evans, having since died, he having predeceased her, and she having died testate devising the above-described property by will of record in Volume 5854/1965703, Probate Court of Davidson County, Tennessee, to John H. Evans Jr., William Joseph Evans, and Frances Evans Martin.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON** The actual consideration or value whichever is greater, for this transfer is $ 285,000.00.

Subscribed and sworn to before me this the 29th day of August, 2005.

My commission expires: _____

Notary Public

KAY B. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 25

This is improved property known as 220 Harding Place, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29th day of August, 2005.

**John H. Evans Jr. by W. Warner McNeilly III, Attorney-in-Fact**

**William Joseph Evans by W. Warner McNeilly III, Attorney-in-Fact**

**Frances Evans Martin by W. Warner McNeilly III, Attorney-in-Fact**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 29th day of August, 2005, personally appeared before me, the undersigned, a Notary Public for said County and State, **W. WARNER MCNEILLY III, Attorney-in-Fact for JOHN H. EVANS JR.**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2005.

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 25, 2009

Kay B. Housch, Notary Public

My Commission Expires: 7/25/09

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 29th day of August, 2005, personally appeared before me, the undersigned, a Notary Public for said County and State, **W. WARNER MCNEILLY III, Attorney-in-Fact for WILLIAM JOSEPH EVANS**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2005.

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 25, 2009

Kay B. Housch, Notary Public

My Commission Expires: 7/25/09

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 29th day of August, 2005, personally appeared before me, the undersigned, a Notary Public for said County and State, **W. WARNER MCNEILLY III, Attorney-in-Fact for FRANCES EVANS MARTIN,** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2005.

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 25, 2009

Kay B. Housch, Notary Public
My Commission Expires: 7/25/09

---

**ENCUMBRANCES:**

1. 2005 and subsequent years real property taxes are a lien, but not yet due and payable.