Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/06/05 15:45 2 pgs
Fees:13.00 Taxes:647.41

20050906-0106868

WARRANTY DEED

Preparer's File #-05H0566

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,977.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2005.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Claassen	Churchill Mortgage Corporation	173-00-130
3321 Stephens Hill Lane	761 Old Hickory Blvd., Suite 401	
Antioch, TN 37013	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID E. STEPHENS, JR. AND TINA R. WEATHERFORD AND MICHAEL H. STEPHENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK CLAASSEN AND WIFE, JOYCE CLAASSEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at an iron pin, the Southeast corner of this tract, thence, North 77 deg. 50 min. 20 sec. West, 816.12 ft. to a point in a dry creek, thence with said dry creek, North 77 deg. 04 min. 46 sec. West 240.00 ft., North 50 deg. 34 min. 44 sec. West 91.34 ft., North 41 deg. 36 min. 14 sec. West 89.53 ft., North 87 deg. 03 min. 39 sec. West 54.37 ft. to the center of Indian Creek, thence with said creek, North 18 deg. 56 min. 50 sec. West 235.17 ft., thence leaving said creek, South 82 deg. 24 min. 42 sec. East, passing a stake at 304.7 ft., a total of 1316.23 ft. to a stake, thence South 07 deg. 27 min. 50 sec. West 160.00 ft., to an iron pin, thence South 82 deg., 32 min. 10 sec. East 40.00 ft. to an iron pin, thence South 07 deg. 27 min. 50 sec. West 240.13 ft. to the beginning. Containing 9.90 acres more or less. Included in the above description is a private road extending from Old Hickory Blvd. West of the property through the South and North lines.

The following property is specifically excluded from the transfer:

Tract 1.

Beginning at the northeast corner of the David E. Stephens property as recorded in Book 5169, page 482; thence along said Stephens' easterly line S 07 deg. 27' 50" W 169.81 ft. to an iron rod; thence along a new line N 82 deg. 55' 31" W 290.76 to an iron rod; thence N 07 deg. 27' 50" E 169.81 ft. to an iron rod; thence along Stephens' northerly line S 82 deg. 55' 31" E 290.76 ft. to the point of beginning and containing 1.13 acres.

Tract 2.

Beginning at a point located in the common boundary line of the Ruth P. Stephens property as recorded in Will Deed Book 5685, page 849, Register's Office for Davidson County, Tennessee; said point being located N. 77 deg. 50' 20" W 774.49 ft. from the most southeast corner of the said David E. Stephens, et ux property as recorded in Book 5169, page 482, Register's Office for Davidson County, Tennessee; thence with said common boundary line (a deed line) of Ruth P. Stephens N 77 deg. 50' 20" W 41.63 ft. to a point; thence N 77 deg. 04' 46" W 240.00 ft. to a point; thence N 50 deg. 34' 44" W 91.34 ft. to a point; thence N 41 deg. 36' 14" W 89.53 ft. to a point; thence N. 87 deg. 03' 39" W 54.55 ft. to a point situated in the approximate centerline of Indian Creek; said point also being situated in the easterly boundary line of the E. M. Baker property as recorded in Book 596, page 576, Register's Office for Davidson County, Tennessee; said E. M. Baker being deceased with his heirs holding ownership; thence leaving the said common boundary line of Ruth P. Stephens, and with the said boundary line of Baker, and generally with the said approximately centerline if Indian Creek N 04 deg. 06' 58" W 41.46 ft. to a point; thence N 26 deg. 20' 02" W 83.03 ft. to a point; thence N 36 deg. 17' 41" W 48.00 ft. to a point; thence leaving the said boundary line of Baker, and along a new line S 63 deg. 29' 20" E 138.39 ft. to an iron rod; thence S 75 deg. 18' 10" E 93.00 ft. to an iron rod; thence S 88 deg. 46' 22" E 382.17 ft. to an iron rod; thence S 15 deg. 16' 23" W 260.26 ft. to the point of beginning. Containing 2.25 acres.

Being part of the same property conveyed to David E. Stephens, Sr. and wife, Sherry J. Stephens by Deed of record in Book 5169, page 482, dated 07-05-77, Register's Office for Davidson County, Tennessee. The said Sherry J. Stephens having since died intestate in Nashville, Davidson County, Tennessee, on December 15, 2002, and being survived by her husband, David E. Stephens, Sr.
The said David E. Stephens, Sr. having since died testate in Nashville, Davidson County, Tennessee, on February 29, 2004, and the Estate of David E. Stephens, Sr. having been admitted into probate in case No. 04P-531.
Then Being the same property conveyed to David E. Stephens, Jr. and Tina R. Weatherford and Michael H. Stephens by Executor's Deed from David E. Stephens, Jr., Executor for the Estate of David E. Stephens, Sr. of record in Instrument No. 20050401-0035655, filed on 04-01-05, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.
(Continued on following page)

( ) unimproved
This is (X) improved property known as **3321 Stephens Hill Lane, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **31st** day of **August, 2005**:

David E. Stephens, Jr.

Tina R. Weatherford

Michael H. Stephens

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 DAVID E. STEPHENS, JR. AND TINA R. WEATHERFORD AND MICHAEL H. STEPHENS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 31st day of August, 2005.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.