McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2005.

Notary Public

A SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

MY COMMISSION EXPIRES:
(AFFIX SEAL)

P-05-6628

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E.Stader	New Owner	
6628 Clearbrook	(NAME)	129-06-41
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JO ANN FINE, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT E.STADER AND WIFE DIANE G. STADER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 115 on the Plan of West Meade Park, Inc., Section 1, of record in Book 2900 pages 103 and 104, Register's Office for said County, TN. Said Lot fronts 116.0 feet on the southerly side of Clearbrook Drive and extends back 292.0 feet on the northwesterly line and 304.7 feet on the southeasterly line to a dead line in the rear, measuring 185.0 feet thereon.

Being the same property conveyed to Fred M. Fine and wife Jo Anne Fine by Quitclaim Deed dated 10/8/2001 in Instrument #200110220114712, Register's Office for Davidson County, TN. The said Fred M. Fine is now deceased. Jo Ann Fine and Jo Anne Fine are one in the same person. The name on the originally Deed errounsley stated Jo Anne Fine, the correct spelling is Jo Ann Fine.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6628 Clearbrook, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are 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 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 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/our hand(s) this 30th day of September, 2005.

Jo Ann Fine

Jo Ann Fine

Davidson County DEEDWARR
Recvd: 10/03/05 13:52 2 pgs
Fees:13.00 Taxes:1128.50

20051003-0118542

STATE OF Tennessee

COUNTY OF Davidson

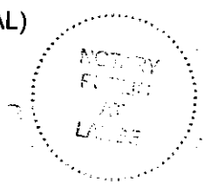
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Jo Ann Fine personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of September, 2005.

Carol T. Baker
Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800