Davidson County DEEDWARR
Recvd: 11/07/05 09:57 2 pgs
Fees:13.00 Taxes:536.50

20051107-0134449

#322

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Stuart Stokes and Rebecca Stokes	Taylor, Bean & Whitaker	Map 161-3
5020 N. Hilson Drive	1417 N. Magnolia Ave.	Parcel 153
Nashville, TN 37211	Ocala, FL 34475	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James S. Hupka and wife, Catherine S. Hupka,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Stuart Stokes and wife, Rebecca Stokes,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of McMurray Park, of record in book 5050, page 89, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Hupka and wife, Catherine S. Hupka by warranty deed from Kent L. Kersten and wife, Margaret G. Kersten of record in Book 9703, and Page 351, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Book 5050, page 89, said Register's Office.**

This is improved property commonly known as **5020 N. Hilson Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Catherine S. Hupka
Affiant

Subscribed and sworn to before me this
27th day of October, 2005

Judy Painter-Rose
Notary public:



My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **October, 2005**.

James S. Hupka
James S. Hupka

Catherine S. Hupka
Catherine S. Hupka

[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 **James S. Hupka andCatherine S. Hupka**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **27th** day of **October, 2005.**

Judy Painter-Rose
Notary Public



My Commission Expires: March 31, 2007