Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj_) Title No: 46824
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/01/05 14:01 2 pgs
Fees:13.00 Taxes:1265.40

20051201-0144576

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John M. Stoddart Sr. Mary Jane Stoddart 5530 Hearthstone Lane Brentwood, Tennessee 37027	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 160-11-A-078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$342,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Anne D. Ward, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto John M. Stoddart, Sr. and spouse, Mary Jane Stoddart hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phases II, III and IV Hemmingwood of record in Book 6900, Page 6, 7 and 8 and amended in Document No. 20010309-0022857 Register's Office for said County.

SAID Lot No. 78 fronts 50.00 feet on the westerly margin of Hearthstone Lane and extends back between parallel lines and 130.00 feet to a deadline in the rear.

BEING the same property conveyed to Anne D. Ward, unmarried, by deed from Stephen J. Betzing, unmarried, of record in Document No. 20030910-0132079 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 6, 7 and 8 and amended in 20010309-0022857, said Register's Office, which Plan shows a 20 foot minimum building setback line from Hearthstone Lane together with a designated building site and 10 foot easement for public utility purposes along the easterly front lines of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268 and Book 6948, page 268 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5530 Hearthstone Lane, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2005.

Anne D. Ward

State of TENNESSEE
County of DAVIDSON

On this 30th day of November, 2005 , before me the undersigned authority, personally appeared Anne D. Ward , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
KRISTY W. IVEY
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $342,000.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2005

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
KRISTY W. IVEY
My Commission Expires JULY 21, 2007

Notary Public