Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Davidson County DEEDWARR
Recvd: 02/03/06 16:27 2 pgs
Fees:13.00 Taxes:703.00
20060203-0014087

MARGARET ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me, this 1st day of February, 2006.

Notary Public
My commission expires: 1/20/09

03-0601-33316

Address of New Owner:	Send Tax Bills to: (C.S.)	Tax Information
Eric J. Liggett	Lender Mortgage, LLC	61-15-0-220
1203 Norvel Avenue	7445 New Techology Way	
Nashville TN 37216	Frederick, MD 21703-0000	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew Chad Stone, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Eric J. Liggett and wife, Katie H. Liggett, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 and the westerly 25 feet of Lot 17 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Chad Stone, unmarried by deed from Stephen B. Hughes and wife, Courtnay A. Hughes, dated July 25, 2002, of record in Instrument No. 20020807-0095111, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1203 Norvel Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of February, 2006.

Andrew Chad Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Chad Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of February, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09