Prepared by:
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Attorney at Law
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Davidson County DEEDWARR
Recvd: 02/21/06 08:06 2 pgs
Fees:13.00 Taxes:1110.00
20060221-0019630

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

John Stephenson
Affiant

Subscribed and sworn to before me, this 17th day of February 2006.

Nancy E. Swystun
Notary Public
My commission expires: 1/27/07

NANCY E. SWYSTUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
John B. Stephenson	Wells Fargo Bank, N.A.	115-13-0-047.00
6716 Rodney Ct	3480 Stateview Blvd., Attn: X7802-019	
Nashville TN 37205	Fort Mill, SC 29715-7203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Everett C. Lybolt and wife, Sherlean Lybolt, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John B. Stephenson and wife, Katherine Stephenson, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 185, on the Plan of West Meade Hills,Section Eight, as shown on plat of record in Plat Book 3600, page 61 and 62, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Everett C. Lybolt and wife, Sherlean Lybolt in Instrument 20041026-0128734 recorded 10/26/2004, Register's Office for Davidson County, Tennessee.Being the same property conveyed to Maria M. Navarro, Lucia E. Martin; Catherine Martin and Carolynne Martin in Instrument 19991217-0304491 recorded 12/17/1999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 115-13-0-047.00 2) All matters shown on Plat recorded in Book 3600, page 61 and 62. 3) Restrictive Covenants of record in Book 3789, page 119. 4) Power of Attorney of record in Instrument No. 20041026-0128735. 5) No insurance is provided as the number of acres

This property is improved property known as 6716 Rodney Ct, Nashville, Tennessee 37205

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17 day of February, 2006.

Everett C. Lybolt

Sherlean Lybolt

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 Everett C. Lybolt and Sherlean Lybolt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of February, 2006.

Notary Public

My Commission expires: 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1303