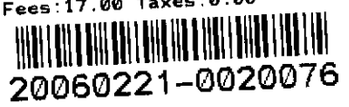
Davidson County DEEDWARR
Recvd: 02/21/06 12:21 3 pgs
Fees:17.00 Taxes:0.00



20060221-0020076

This instrument prepared by:
Christopher Stovall
178 Woodmont Boulevard
Nashville, Tennessee 37205
After Recording Return to:
Lenders First Choice
Recording Department
3803 Parkwood Blvd ste 100
Frisco, TX 75034
866-775-3377

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Laura Stovall	Laura Stovall	
178 Woodmont Boulevard	178 Woodmont Boulevard	Map/Parcel: 116-08-0 019.00
Nashville, Tennessee 37205	Nashville, Tennessee 37205	

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Christopher Stovall and wife, Laura Stovall** has this day bargained and sold, and does hereby transfer and convey unto the said **Laura Stovall, a married woman as her sole and separate property**, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING LOT NO. 110 ON THE PLAN OF KENNER MANOR AS OF RECORD IN PLAT BOOK 421, PAGE 100, 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 Christopher Stovall and wife, Laura Stovall by Deed from _____ of record in Book _____, Page _____, said Register's Office.

The express purpose of this conveyance is to Remove Spouse from Title.

This is unimproved ( ) property known as 178 Woodmont Boulevard, Nashville, Tennessee 37205
Improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 10th day of February, 2006 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christopher Stovall

Laura Stovall

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Lucy H. Pride, a Notary Public in and for said County and State, **Christopher Stovall** and **Laura Stovall,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 10th day of Feb., A.D., 2006.

NOTARY STAMP/SEAL

LUCY H. PRIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Notary Commission Expires: _____

My Commission Expires MAR. 21, 2009

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

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

Subscribed and sworn to before me this the 10th day of Feb, 2006

(Affix Seal)

Affiant

Notary Public

My Commission Expires: My Commission Expires MAR. 21, 2009

LUCY H. PRIDE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SCHEDULE "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 110 ON THE PLAN OF KENNER MANOR AS OF RECORD IN PLAT BOOK 421, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 116-08-0 019.00; SOURCE OF TITLE IS BOOK 11491, PAGE 174 (RECORDED 05/24/99)