Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/08/06 15:04 2 pgs
Fees:13.00 Taxes:1624.30

20060308-0027243

39-B
File #06-1047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John S. Stovall and wife, Rachel P. Stovall, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Erich Faust and Lora Westerhorstmann, both unmarried, as tenants in common, 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 part of Lot No. 33 on the plan of Bransford Realty Co's West End Heights, of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 fronts 60 feet on the southwesterly margin of Chesterfield Avenue and extend back 153 feet, more or less, on the northwesterly line and 167.4 feet, more or less, on the northwesterly line and 167.4 feet, more or less, on the southeasterly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to John S. Stovall and wife, Rachel P. Stovall by deed from David Russell Huntsinger, Jr. and wife, Susan Newman Huntsinger, dated June 20, 2003, of record in Instrument No. 20030630-0089692, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 337 Chesterfield Avenue, Nashville TN, 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 3rd day of March, 2006

John S. Stovall

Rachel P. Stovall

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

State of Tennessee)
County of Davidson)

On this 3rd day of March, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John S. Stovall and Rachel P. Stovall, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BLEMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 439,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NEW OWNER:
Erich Faust
337 Chesterfield Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-10-72