RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 03/28/06 09:25 2 pgs
Fees:13.00 Taxes:606.43
20060328-0034990

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Christopher Michael Pierce
221 Woodmaker Court
Nashville, TN 37214

SEND TAX BILL:

New Owner

MORTGAGEE:
Fremont Investment and Loan
4343 Anchor Plaza Pkwy, Ste. 150
Tampa, FL 33634

MAP AND PARCEL:
Map 108-15-A
Parcel 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Manon D. Stephenson, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Christopher Michael Pierce, unmarried**, ("Grantee"), his, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Resubdivision of Lots 30 & 31 of the Percy Priest Woods Subdivision Revision of Cheswicke Park P.U.D., as of record in Inst. N. 200004270041640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Manon D. Stephenson, by quitclaim deed from John Paul Anderson, dated October 16, 2002, of record in Inst. No. 20021021-0128697, Register's Office for Davidson County, Tennessee.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 221 Woodmaker Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 24th day of March, 2006.

Manon D. Stephenson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Manon D. Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 24th day of March, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $163,900.00.

AFFIANT

Subscribed and sworn to before me
this 24th day of March, 2006.

NOTARY PUBLIC

My Commission Expires:

PAMELA B. MATHENEY
STATE OF TENNESSEE
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 30, 2008
STATE OF TENNESSEE