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Davidson County DEEDWARR
Recvd: 04/03/06 15:00 2 pgs
Fees:13.00 Taxes:3101.86

20060403-0037702

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| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $838,340.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of March, 2006.<br><br>Notary Public<br><br>My Commission Expires: |

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Edward P. Stevinson and wife,<br>Maye Kathryn Stevinson<br>4118 Elder Place<br>Nashville, TN 37215 | Send Tax Bills To:<br>Sunshine Mortgage Corp<br>1000 Mansell Exchange West<br>Suite 340, Woodside Center<br>Alpharetta, GA 30022 | Map-Parcel Number:<br>116-12-0-J 004.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD P. STEVINSON AND WIFE, MAYE KATHRYN STEVINSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.4 on the Subdivision Plat of Elder Place Subdivision, a Cluster Lot Development, Estes Road, of record as Instrument No. 20030807-0112667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to HR Properties of Tennessee, LLC by deed from William L. Elder and wife, Linda G. Elder, dated August 8, 2003, of record as Instrument No. 20030811-0114117, Register's Office for Davidson County, Tennessee; Galen Scott Haley, Jack Douglas Rainey, Sr., and HR Properties of Tennessee, LLC, having since quitclaimed all of their right, title and interest in and to the subject property to HR Properties of Tennessee, a Tennessee general partnership, by deed dated May 3, 2004, of record as Instrument No. 20040504-0050812, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4955, page 35, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record as Instrument No. 20030807-0112667, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record as Instrument No. 20030611-0080499, Register's Office for Davidson County, Tennessee.

5. Elder Place - Restrictive Covenants of record as Instrument No. 20050518-0055988, said Register's Office.

6. Restrictions contained in Warranty Deed of record as Instrument No. 20030811-0114117, Register's Office for said County.

This is improved property known as 4118 Elder Place, Nashville, TN 37215.

**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 and assigns, forever; and it covenants with the said Grantees that it is 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 31st day of March, 2006.

**HR PROPERTIES OF TENNESSEE,**
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of March, 2006.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: _____

My Commission Expires JAN. 27, 2007