PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/05/06 14:51 3 pgs
Fees:18.00 Taxes:506.90
20060405-0039241

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of March, 2006, by and between KIMBERLY D. BAKER and JOHN GLERUM, HUSBAND AND WIFE, hereinafter called Grantors, and JEFFREY STACK and NANCY STACK, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KIMBERLY D. BAKER and JOHN GLERUM, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JEFFREY STACK and NANCY STACK, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6447 OLD HICKORY BOULEVARD, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Kimberly D. Baker
KIMBERLY D. BAKER
Signature of Seller

John D Glerum
JOHN GLERUM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KIMBERLY D. BAKER and JOHN GLERUM, WIFE AND HUSBAND, the within named bargainors, 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, at Gallatin, **TENNESSEE, this** 31st **day of March, 2006.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

JEFFREY STACK and NANCY STACK
6447 Old Hickory Blvd.
Whites Creek, TN 37189

Property Address:

6447 OLD HICKORY BOULEVARD, WHITES CREEK, TENNESSEE 37189
Person Responsible for Taxes:

NovaStar Mtg. Inc.
6200 Oak Tree Blvd., 3rd Floor
Independence, OH 44131

Map & Parcel #: MAP 30, PARCEL 166

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **137000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of **March, 2006.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-328J

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the Revised Division of the Dudley Oakley Property, of record in Book 5210, Page 272, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KIMBERLY D. BAKER and JOHN GLERUM, HUSBAND AND WIFE, by Warranty Deed from ALTON COCO, of record in INSTRUMENT NUMBER 20050601-0061555, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 30, PARCEL 166).
2. All matters as set forth on the Plan of Revised Division of the Dudley Oakley Property of record in Plat Book 5210, page 272, said Register's Office, which plan includes a 30' x 2.5' utility anchor easement at both front corners of lot; and a 10-foot public utility easement along the rear lot line.