Davidson County DEEDWARR
Recvd: 04/10/06 11:41 2 pgs
Fees:13.00 Taxes:460.28

20060410-0040986

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$124,400.00 Donna Pioch
| Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2006.
| Amy Beth Elmore
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

AMY BETH ELMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Marshall	America's Wholesale Lender	Map 108-16
834 Woodcraft Drive	4500 Park Granada	Parcel 221
Nashville, TN 37214	Calabasas, CA 91302-1613	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Derald W. Stokes and Marsha K. Stokes, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Charles Marshall, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 176A, ZONE LOT DIVISION OF PERCY PRIEST WOODS, SECTION FOUR, LOTS 172-180 OF RECORD IN BOOK 6250, PAGE 993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DERALD W. STOKES, MARRIED, BY DEED FROM MARY ANN TACKETT, MARRIED, DATED MAY 26, 1993, AND OF RECORD IN BOOK 8965, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN DERALD W. STOKES AND MARSHA K. STOKES, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM DERALD W. STOKES OF RECORD IN BOOK 11015, PAGE 295, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 993, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6250, Page 993, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 834 Woodcraft Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hand(s) this 6th day of April, 2006.

Derald W. Stokes
Derald W. Stokes

Marsha K. Stokes
Marsha K. Stokes

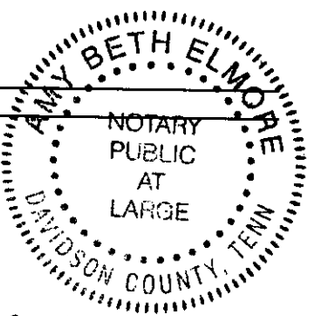
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Derald W. Stokes and Marsha K. Stokes, husband and wife, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 6th day of April, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:



My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076