THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25353-04-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,129,500.00. K. Michael Dugan Affiant Subscribed and sworn to before me this 18th day of May, 2006. Notary Public My Commission Expires

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: Martin J. Stevens Mary Jean Stevens 2318 Hemingway Drive Nashville, TN 37215	**Send Tax Bills To:** Weichert Financial Services 225 Littleton Rd. Morris Plains, NJ 07950	**Tax Information:** Map No.130.16-0 Parcel No. 027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. Amory Smith Dugan and husband, Michael Dugan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin J. Stevens and wife, Mary Jean Stevens** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2318 Hemingway Drive, Nashville, Tennesse 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2006.

L. Amory Smith Dugan

Michael Dugan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L. Amory Smith Dugan and Michael Dugan**, 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 office, this 18th day of May, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 05/19/06 14:56 2 pgs
Fees:13.00 Taxes:4179.15

20060519-0059337

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Lots 2 and 3 Tyne Meade - Section 3, as of record in Instrument No. 20010726-0079212, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to L. Amory Smith and Michael Dugan, as joint tenants with right of survivorship by deed from Nader Nasseh and wife, Shervin Abrari-Nasseh as Instrument No. 20010416-0036605, and the same property conveyed by Quitclaim Deed from Attie Vernon Peterman, married, to L. Amory Dugan and husband, Michael Dugan, appearing as Instrument No. 20011029-0117570, Register's Office for Davidson County, Tennessee. The parties having married and L. Amory Smith now being known as L. Amory Smith Dugan.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Instrument No. 20010726-0079212, Register's Office for Davidson County, Tennessee.