Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/02/06 16:15 2 pgs
Fees:13.00 Taxes:647.50

20060602-0065503

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this 26th day of May 2006.

Notary Public
My commission expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan C. Thewes 5207 Elkins Ave. Nashville TN 37209	same as new owner	091-15-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Pauline Stephens, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ryan C. Thewes and wife, Shay Thewes, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Block 12 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, in the Register's Office for Davidson County.

Said Part of said Block fronts 50 feet on the south side of Elkins Avenue and runs back between parallel lines, parallel to and 150 feet west of 52nd Avenue north, 200 feet to a dead line.

Being the same property conveyed to James K. Stephens and wife, Pauline Stephens, by deed dated 07/16/1968, from H.H. Cossey, of record in Book 4228, page 721, in the Register's Office for Davidson County. James K. Stephens is now deceased.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable 2) All matters appearing on plan of Realty Savings Bank and Trust Company's Revised Plan of record in Book 421 Page 18, Register's Office for Davidson County, Tennessee 3) Any easements and/or restrictions showing and not showing of record.

This property is improved property known as 5207 Elkins Ave., Nashville, Tennessee 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 25 day of May, 2006.

Pauline Stephens

Pauline Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Stephens, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 25th day of May, 2006.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1387

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007