This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 09/11/06 08:31 3 pg
Fees:18.00 Taxes:284.90

20060911-0111744

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JAMES C. STEPHENS, JR. AND BARBARA HUDSON STEPHENS** hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JEREMY FISH** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

BEING LOT NO. 64 ON THE PLAN OF TOWN PARK ESTATES OF RECORD IN BOOK 3300, PAGE 86, REGISTER'S OFFICE OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF SOUTHWIND DRIVE, AT THE CORNER OF LOTS NOS. 64 AND 65; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 93.75 FEET; THENCE SOUTH 60 DEG. 39 MIN. WEST 105.65 FEET TO THE EASTERLY MARGIN OF MELVIN JONES DRIVE; THENCE WITH THE SAME, NORTHWESTERLY 108.06 FEET TO THE BEGINNNG OF A CURVE; THENCE AROUND SAID CURVE, HAVING A RADIUS OF 25 FEET, NORTHEASTERLY 41.10 FEET TO THE SOUTHERLY MARGIN OF SOUTHWIND DRIVE; THENCE WITH THE SAME EASTERLY 111.33 FEET TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES C. STEPHENS AND WIFE, BARBARA HUDSON STEPHENS BY DEED FROM MANUEL CONSTRUCTION COMPANY, INC. DATED MARCH 22, 1963 AND RECORDED APRIL 19, 1963 IN BOOK 3534, PAGE 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 135-01-0-090.00.

This property is known as: **1719 SOUTHWIND DRIVE, NASHVILLE, TN 37217**

Subject to Restrictions of record in Book 3400, Page 120 as amended in Book 3436, Page 43; all matters shown on the Plat of record in Book 3300, Page 86, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 31st day of August 2006.

Barbara Hudson Stephens
by Tracye Stephens, her atty. in fact
Barbara Hudson Stephens

James C. Stephens, Jr.
James C. Stephens, Jr.

STATE OF Tennessee

COUNTY OF Williamson

On this 31st day of August, 2006 before me personally appeared James C. Stephens, Jr. to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Joey Sanders

Commission Expires: _____

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

STATE OF TENN.
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACYE STEPHENS with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for BARBARA STEPHENS and is authorized by BARBARA STEPHENS to execute this instrument on her behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 31st day of August, 2006.

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires

My Commission Expires NOV. 29, 2006

Grantor(s) Name, Address, phone:
BARBARA HUDSON STEPHENS
488 BORDERS LANE
COMMERCE, GA. 30530-6832
706-335-9267

Grantee(s) Name, Address, phone:
JEREMY FISH
1144 Shawnee Rd
Madison, TN 37115

SEND TAX STATEMENTS TO :

****GRANTEE******

State of TENNESSEE
County of Williamson
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$77,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.
Subscribed and sworn to before me
This 31ST day of August , 2006.

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

(Seal)

My commission expires:

My Commission Expires NOV. 29, 2006

Affiant

Shannon C. Sylvester

Type or Print Name

Notary Public

Joey Sanders

Type or Print Name