RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
500 WEST 7th STREET
COLUMBIA, TN 38401

Davidson County DEEDWARR
Recvd: 01/22/07 11:43 4 pgs
Fees:23.00 Taxes:496.91
20070122-0008384

Prepared by:

Dalton M. Mounger
Attorney at Law
Columbia, Tennessee

WARRANTY DEED

For the consideration of the sum of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas R. Stevens and wife, Leesa M. Stevens**, Grantor, which expression shall include heirs, assigns and personal representatives, conveys unto **Leesa M. Stevens and Branson J. Stevens**, as equal tenants in common, Grantee, which expression shall include heirs, assigns and personal representatives, the following described property:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Resubdivision of Lots 38 and 39, Burton Hills Village of Foxview, of record in Book 6200, Page 458, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 51.42 feet on the northerly margin of Brookhill Circle and extends back 129.02 feet on the broken easterly line and 123.12 feet on the westerly line to a dead line in the rear, measuring 61.62 feet thereon.

Together with an access easement for the asphalt drive serving subject property shown on "Inset A" on the plan of record in Book 6200, Page 458, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas R. Stevens and wife, Leesa M. Stevens, by deed of record in Legal Reference Book 20050719-0083561, in the Register's Office of Davidson County, Tennessee.

This property is also known as improved property located at 58 Brookhill Circle, Nashville, Tennessee 37215.

Parcel ID 131 06 0B 038.00

This deed has been prepared solely upon information furnished by the Grantor. There has been no examination of

the title of the preparer who assumes no responsibility for the accuracy of the information shown herein.

To have and to hold said real estate unto Grantee together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Grantor covenants with Grantee that they are lawfully seized and possessed of said real estate and that Grantor has a good and lawful right to convey the same, and that it is unencumbered except as follows:

1. Current year's property taxes which will be assumed by Grantee;
2. Utility and drainage easements, building setback lines and other matters as shown on plat of record in Plat Book 6200, Page 458, Register's Office for Davidson County, Tennessee, which are incorporated herein by reference;
3. Restrictive covenants of record in Book 6326, Page 588, Book 6517, Page 522, Book 6625, Page 171, and Book 6917, Page 718, Register's Office for Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference;
4. Subject to the charter of Burton Hills Villages of Foxview Association, Inc. of record in Book 6517, Page 517, said Register's Office;
5. Subject to an open space agreement of record in Book 6470, Page 383 and Book 6655, Page 47, said Register's Office;
6. Subject to maximum square footage allocation of record in Book 6626, Page 937, said Register's Office;
7. Subject to the charter of Burton Hills Homeowner's Association, Inc. of record in Book 6517, Page 505, said Register's Office;
8. Subject to the charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, said Register's Office;
9. Subject to Declaration of Covenants, Conditions and Restrictions in Book 6625, Page 171, said Register's Office; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Grantor further covenants to forever warrant and defend the title to said real estate unto Grantee against the lawful claims of all persons whomsoever.

In Witness Whereof, this conveyance has been executed on the 19th day of January, 2007.

Thomas R. Stevens
Thomas R. Stevens

Leesa M. Stevens
Leesa M. Stevens

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, **Thomas R. Stevens and wife Leesa M. Stevens**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2007.

My commission expires: _____

ROBERT D. DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Robert D. DuBois
My Commission Expires
March 23, 2010
STATE OF TENNESSEE

_____
Notary Public

State of Tennessee
County of Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $134,300.00.

Leesa M. Stevens
Affiant

Sworn to and subscribed before me, this 19th day of January, 2007.

My commission expires: _____

ROBERT D. DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Robert D. DuBois
My Commission Expires
March 23, 2010
STATE OF TENNESSEE

_____
Notary Public

New Property Owners:

Leesa M. Stevens
and Branson J. Stevens
107 Habersham Road
Columbia, TN 38401

Person(s) Responsible for Taxes:

Same