Davidson County DEEDWARR
Recvd: 02/20/07 09:43 2 pg
Fees:13.00 Taxes:380.73

20070220-0020255

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 07WH0220

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $102,900.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2007

Notary Public

My Commission Expires: JAN. 18, 2011

TRACI BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Craig A. Stahl P.O. Box 1404 Franklin, TN 37065	Cumberland Bank 810 Crescent Centre Dr Ste 302 Franklin, TN 37067	96-15-0-34.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert E. Earheart**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Craig A. Stahl and wife, Pamela S. Stahl**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Bend Subdivision, Section III, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 80.19 feet along the northerly margin of Boulder Park Drive and runs back 110.00 feet on its westerly line and 107.08 feet on its easterly line to a witness line measuring 80 feet thereon and extends back 25 feet, more or less, on each side line to the centerline of McCrory Creek.

Being the same property conveyed to Robert E. Earheart, a single person, by Warranty Deed from Jerry Fred Fraley and wife, Joyce A. Fraley of record in Book 5541, Page 4, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Book 3642, Page 478, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3138 Boulder Park Drive Nashville, TN 37214.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of February, 2007.

By: Robert E. Earheart

Robert E. Earheart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Robert E. Earheart, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010