39-B

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wendy Heald Stevens
1915 Upland Dr.
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 04/17/07 14:27 2 pgs
Fees:13.00 Taxes:519.85
20070417-0045878

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37064

MAP 72-12
GROUP
PARCEL 274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert B. Lott and wife, Carolyn M. Lott,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Wendy Stevens, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, page 66, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Robert B. Lott and wife, Carolyn M. Lott by deed from Gaines & Gregory Construction Company, Inc. of record in Book 3104, page 411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1915 Upland Drive, Nashville, Tennessee 37216.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **12th** day of **April, 2007.**

Robert B. Lott
Robert B. Lott

Carolyn M. Lott
Carolyn M. Lott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert B. Lott and wife, Carolyn M. Lott**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $140,500.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2007.

NANETTE M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NOTARY PUBLIC

My Commission Expires: 7-25-