THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03660

Davidson County DEEDWARR
Recvd: 04/19/07 14:15 2 pgs
Fees:13.00 Taxes:555.00
20070419-0047003

Property Address:
564 Stevenson, Nashville, TN 37209

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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, **Paul Stagner, and wife, Yara Stagner**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Wendy Claire Monday, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the south 55 feet of the north 62.8 feet of Lot Nos. 46 and 47, on the Map of T.M. Mall's Subdivision of Lots 18, 19 and 20 on the B.F. Cockrill Lands, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Said part of lots front 55 feet on the easterly side of Stevenson Street (Formerly Nall Avenue) and extends back 200 feet on the northerly and southerly side lines to a rear line measuring 55 feet thereon.

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

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Nicholas C. Harakas and wife, Anneke V. Harakas, dated September 22, 2006, and recorded September 27, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 20060927011960l.

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

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 5th day of April, 2007.

_____{Seal}
Paul Stagner

_____{Seal}
Yara Stagner

State of TENNESSEE
County of DAVIDSON

On this the 5th day of April, 2007, before me, the undersigned officer, personally appeared Paul Stagner and Yara Stagner, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 5th of April, 2007.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-17-08

Name of Owner and Property Address:
Wendy Claire Monday
564 Stevenson Drive
Nashville, TN37209

Person Or Entity Responsible For Payment Of Taxes:

Owner

Tax Parcel ID#: 091.09-0-131.00