THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Andrew Peterson
3338 Stephens Hill Lane
Nashville, TN 37013
SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Suite 401
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/03/07 09:25 2 pgs
Fees:13.00 Taxes:795.50
20070503-0052877

WARRANTY DEED

(Map 173, Parcel 176.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MICHAEL H. STEPHENS and wife, MELISSA L. STEPHENS**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ANDREW PETERSON and wife, JAMIE PETERSON**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at the most southeast corner of the David E. Stephens et ux, Sherry J. Stephens property of record in Book 5169, page 482, Register's Office for Davidson County, Tennessee, said point being marked by an iron pin; thence with an extension of said Stephens most southerly boundary line, S 76 deg. 05' 43" E, 25.00 feet to an iron pin; thence S 13 deg. 54' 17" W, 200.00 feet to an iron pin; thence S 05 deg. 23' 07" E, 105.95 feet to an iron pin; thence S 13 deg. 54' 17" W, 344.00 feet to a point; thence N 76 deg. 05' 43" W, 325.00 feet to a point; thence N 13 deg. 54' 17" E, 644.00 feet to an iron pin in the most southerly boundary line of said David E. Stephens property; thence with said boundary line, S 76 deg. 05' 43" E, 300.00 feet, to the point of beginning, containing 5.118 acres, more or less.
>
> Being the same property conveyed to Michael H. Stephens by Quitclaim Deed of record in Instrument No. 20010615-0063341; see also Warranty Deed of record in Book 8380, page 275; of the Register's Office of Davidson County, Tennessee.
>
> Melissa L. Stephens joins in this conveyance to convey any right, title or interest she may have in said property, marital or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO right of way of egress and ingress in Book 8380, page 275, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3338 Stephens Hill Lane, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 27th day of April, 2007.

MICHAEL H. STEPHENS

MELISSA L. STEPHENS

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael H. Stephens and Melissa L. Stephens, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2007.

Notary Public

My Commission Expires:_____

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of April, 2007.

Notary Public

My commission expires: 5-25-09

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY TN