07-05-015-D

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-05-015-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$292,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of May, 2007.

Notary Public

My Commission Expires: 1/3/11 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Michael Weiss	Wells Fargo Home Mortgage Inc.	MAP 115-08
600 Davidson Road	P. O. Box 5708 CPI #708	PARCEL 5
Nashville, TN 37205	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jonathan Stephens and wife, Elisa Stephens**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Michael Weiss and wife, Emily S. Weiss**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 number 45 on the plan of Brook Meade Section I, as of record in Book 2133, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jonathan Stephens and wife, Elisa Stephens by deed of record in Book 8362, page 622, said Register's Office. This instrument is being executed in behalf of Jonathan Stephens pursuant to a power-of-attorney executed by same on the 23 day of May, 2007* THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

* and being filed for record in Instrument No. 20070601-0065068, recorded simyltaneously herewith.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **600 Davidson Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand(s) this the 29th day of May, 2007.

Elisa Stephens

Elisa Stephens

Jonathan Stephens by Elisa B. Stephens

Jonathan Stephens by Elisa B. Stephens, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 06/01/07 11:03 2 pgs
Fees:13.00 Taxes:1082.25
20070601-0065069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elisa B. Stephens** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of May, 2007.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elisa B. Stephens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Jonathan Stephens**, as HIS Attorney in Fact, as the free act and deed of the within named **Jonathan Stephens**.

Witness my hand and official seal this the 29th day of May, 2007.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public