Davidson County DEEDWARR
Recvd: 06/01/07 15:30 2 pgs
Fees:13.00 Taxes:1023.05

20070601-0065432

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $276,500.00

Affiant

Subscribed and sworn to before me, this 25 day of May, 2007.

Notary Public
My commission expires: ~~02/22/09~~ 1-26-08

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

03-0704-34638

Address of New Owner:	Send Tax Bills to:	Tax Information
Elisa B. Stephens 1408 Calloway Court Nashville TN 37221	COUNTRYWIDE P.O. BOX 660694 DALLAS, TX 75266	155-08-0-C 112.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Virginia Price, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elisa B. Stephens, hereinafter called the Grantees, their successors 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. 112, on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347, as amended in Book 7900, Pages 888 & 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rayford S. Price and wife, Virginia Price, by deed from Bret S. O'Brien and wife, Julie M. O'Brien, dated 07/28/05, recorded 08/01/05, of record in Instrument No. 20050801-0089745, Register's Office for Davidson County, Tennessee. Pursuant to Marital Dissolution Agreement, filed in the Circuit Court for Davidson County, Tennessee, subject property was conveyed to Virginia Price, by quitclaim deed from Rayford S. Price, dated 08/09/06, recorded 08/11/06, of record in Instrument No. 20060811-0099151, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1408 Calloway Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 my hand this 24th day of May, 2007.

Virginia Price

Virginia Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Virginia Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of May, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09