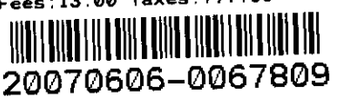
Davidson County DEEDWARR
Recvd: 06/06/07 12:21 2 pgs
Fees:13.00 Taxes:777.00



20070606-0067809

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Joy Henley	First Community Mortgage	061-15-0-387.00
3805 Oxford Street	1610 South Church St., Ste. A	
Lebanon, TN 37087	Murfreesboro, TN 37130	

FOR AND IN 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, **Brett Stokes**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Joy Henley, a single woman**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being parts of Lots No. 264 & 264 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Survey, dated May 10, 1969, revised May 15, 1969, as follows:

Beginning on the westerly margin of Oxford Street, at a point 300 feet north of the northerly margin of Stratford Avenue, said point being 35 feet south of the corner of Lots 264 and 265; thence westerly and parallel with the line between two said lots 207.4 feet to the easterly line of Lot No. 270; thence with the easterly lines of Lots No. 270 and 271 northwardly 66.4 feet to an iron pin; thence eastwardly 78.6 feet to a point which is 109.3 feet southerly from the southerly margin of Newman Avenue, thence northwardly 109.3 feet to a point in the southerly margin of Newman Avenue at its easterly terminus, which said point is 99 feet easterly front the common corner of Lots Nos. 264 and 272; thence eastwardly with the northerly line of Lot No. 264, 119.7 feet to the westerly margin of Oxford Street; thence southwardly along the same margin of Oxford Street, 145.8 feet to the point of beginning.

Being the same property conveyed to Brett Stokes, unmarried from Brett Stokes, unmarried and Donna Stokes, unmarried by deed dated 8/24/05 of record in Instrument No. 20050907-0107180, said Register's Office.

This is improved property known as: 3805 Oxford Street, Nashville, TN 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 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. Whenever 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 22nd day of May, 2007.

Brett Stokes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Brett Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 22nd day of May, 2007.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me this 22 day of May, 2007.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 6/15/09