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

Davidson County DEEDWARR
Recvd: 06/26/07 11:23 2 pgs
Fees:13.00 Taxes:795.50

20070626-0076166

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

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

Notary Public
My commission expires: My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-0705-34678

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffery David Stone 1013 Bate Avenue Nashville TN 37204	SAME	105-09-0 260.00

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, Bettie L.B. Johnson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffery David Stone and Peggy Jo Stone, 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. 26, on the Plan of W S Criddle's Subdivision of Lot No. 1 of The Lawrence Property, of record in Book 57, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bettie L. B. Johnson by deed from T. Elizabeth Anderson, dated 02/15/63, recorded 02/19/63, of record in Book 3506, Page 147, Register's Office for Davidson County, Tennessee.

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 1013 Bate Avenue, Nashville, TN 37204

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 25th day of May, 2007.

Bettie L.B. Johnson

Bettie L.B. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bettie L.B. Johnson, 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 25th day of May, 2007.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09