RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45327

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/07 10:05 2 pgs
Fees:13.00 Taxes:777.71
20070709-0081340

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,192.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/26/2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry R. Stephens	Regions Bank d/b/a Regions Mortgage	104-8-K-7
1520 16th Avenue South, #7	2050 Parkway Office Circle	
Nashville, TN, 37212	Birmingham, AL 35244	

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, I/WE,

Carl P. Massaro and Lori L. Evans, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry R. Stephens and Julia D. Stephens, husband and wife

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 Unit 7, Little 16 Condominiums as shown in Instrument Number 20061204-0149247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Carl P. Massaro and Lori L. Evans, husband and wife, by Special Warranty Deed from Crews Johnston, LLC, a Tennessee limited company, as to a 49% undivided interest, and SRT Holdings, LLC, a Tennessee limited liability company, as to a 51% undivided interest, as Tenants in Common, of record in Instrument Number 20060523-0060529, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1520 16th Avenue South, #7, Nashville, TN 37212

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 my/our hand(s) this 29th day of June, 2007

Carl P. Massaro by Alan L. Saturn atty in fact

Carl P. Massaro

Lori L. Evans by Alan L. Saturn atty in fact

Lori L. Evans

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 **Alan L. Saturn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Carl P. Massaro and Lori L. Evans** and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Davidson County, Tennessee, this 29th day of June, 2007.

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public at Large

My Commission Expires: 1/26/08