PLEASE RETURN TO: GRISSIM TITLE AND ESCROW
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

B-FIVE-07-1206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Heather Rogers
Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2007.

Margaret Sherbert
Notary Public

MY COMMISSION EXPIRES:
6-5-11 (AFFIX SEAL)

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Stone	**Franklin American Mortgage**	
1206 Katie Avenue	(NAME) **501 Corporate Centre Dr Suite 400**	
(ADDRESS) Nashville, TN 37207	(ADDRESS) **Franklin, TN 37067**	71-14-7
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NORMA Y. STEVENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSS STONE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOTS 16 AND 17 ON THE PLAN OF THE W. G. BUSH TRACT OF RECORD IN BOOK 421, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DON W. DOTSON AND E. DONALD DOTSON TO HOWARD L. STEVENS AND WIFE, NORMA Y. STEVENS AS RECORDED ON THE 27TH DAY OF JULY, 1983 IN BOOK 6103, PAGE 341 (LOT 16) AND WARRANTY DEED FROM RAY BAKER, UNMARRIED TO HOWARD L. STEVENS AND WIFE, NORMA Y. STEVENS AS RECORDED ON THE 18TH DAY OF MAY, 2000 IN INSTRUMENT NO. 20000518-0049072 (LOT 17), IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID HOWARD L. STEVENS HAVING SINCE DIED, LEAVING NORMA Y. STEVENS AS SURVIVING TENANTS BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 24, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1206 Katie Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Matt Foster executes this instrument as Attorney-in-Fact on behalf of Norma Stevens, pursuant to the Power of Attorney being recorded in Instrument No. 20070808-0094925, Register's Office for Davidson County.

Norma Stevens and Norma Y. Stevens are one and the same person.

Davidson County DEEDWARR
Recvd: 08/08/07 12:03 2 pgs
Fees:13.00 Taxes:214.60

20070808-0094926

Witness my/our hand(s) this 16th day of July, 2007.

Norma Y. Stevens by Matt Foster As Attorney in Fact.

Norma Y. Stevens By Matt Foster, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of July, 2007, before me personally appeared MATT FOSTER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Norma Y. Stevens and who acknowledged he/she/they executed the same as the free act and deed of the said Norma Y. Stevens.

Witness my hand and official seal, this the 16th day of July, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903