Davidson County DEEDWARR
Recvd: 09/19/07 09:01 2 pgs
Fees:13.00 Taxes:460.65

20070919-0111917

Prepared by: * return to
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $124,500.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2007.

Notary Public
My commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0708-45696

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Mason Stinson 614 Flintlock Court Nashville TN 37217	New Owner	135-16-0-B-106

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, Eugene Howard, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Mason Stinson, unmarried, 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 Unit No. 106, on the Plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene Howard by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated November 24, 2003, recorded December 8, 2003, of record in Instrument No. 20031208-0176114, Register's Office for Davidson County, Tennessee.

Seller warrants that this is not his primary residence, nor the primary residence of his spouse or any of his dependants.

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 614 Flintlock Court, Nashville, TN 37217

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 14th day of September, 2007.

Eugene Howard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

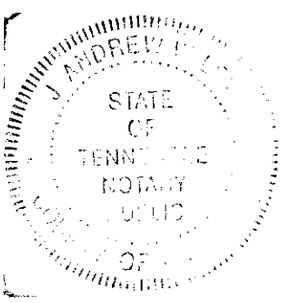
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eugene Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of September, 2007.

State of Tennessee at Large

My Commission expires

1/23/10



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds