WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$330,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of November, 2007

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan Stickel	Wells Fargo Bank, N.A.	082-05-0-032.00
1704 5th Ave. N	2701 Wells Fargo Way	
Nashville, TN 37208	Minneapolis, MN 55427	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark A. Stuart and Will McGinnis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan M. Stickel, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 84 on the plan of D.T. McGavock's Addition, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark A. Stuart and Will McGinnis, by deed from Christopher D. Van Atta and wife, Kacy C. Van Atta, on July 28, 2006, of record in Instrument Number 20060801-0093378, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 7, Register's Office Davidson County, Tennessee.

This is improved property known as: **1704 5th Ave. N, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 16, 2007.

Mark A. Stuart

Will McGinnis

Davidson County DEEDWARR
Recvd: 11/19/07 10:23 2 pgs
Fees:13.00 Taxes:1221.00

20071119-0135051

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark A. Stuart and Will McGinnis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 15, 2007

My commission expires 8/23/11

Notary Public

HAL F. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds