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



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 10th **day of** December, **2007.**

Notary Public
My commission expires: 5/22/2010

03-0711-35096

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Louis B. Stephenson	**Magna Bank**	136-07-0-153
136 Saxon Mist Drive	**P.O. Box 17257**	
Nashville TN 37217	**Memphis, TN 38187-0257**	

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, Kenneth T. McClellan and wife, Paula S. McClellan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Louis B. Stephenson and wife, Susan K. Stephenson, 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. 280 on the Plan of Priest Lake Park, Section 5 of record in Book 4460, Page 174, amended in Book 4718, Page 831, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kenneth T. McClellan and wife, Paula S. McClellan by deed from Hayward E. Mayfield and wife, Willie Lou Mayfield dated 11-20-97, recorded 11-21-97 of record in Book 10693, Page 30, 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 136 Saxon Mist Drive, 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.

Davidson County DEEDWARR
Recvd: 12/12/07 14:58 2 pgs
Fees:13.00 Taxes:629.00
20071212-0143293

WITNESS my hand this 7th day of December, 2007.

Kenneth T. McClellan

Paula S. McClellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth T. McClellan and Paula S. McClellan, 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 Nashville, TN, this 7th day of December, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09