WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF December, 2007

Diane L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-10-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian H. Lucas (NAME)	Countrywide Home Loans (NAME)	MAP & PARCEL
1132 Greenland Avenue (ADDRESS)	P O Box 660694 (ADDRESS)	06111025000
Nashville, TN 37216-2220 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James R. Stevens and wife, Peggy S. Stevens

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

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

LAND in the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Subdivision of Part of the Greenland Tract on the Gallatin Pike, as of record in Book 421, Page 40, Register's Office for said County and described according to a survey made thereof by William Collier Parrish, Associates, Civil Engineers, April 15, 1959, as follows:

BEGINNING in the center line of Greenland Avenue, 6.1 feet West of the corner of Lots 16 and 18; thence southerly 383.6 feet to the South line of said subdivision, being 5.4 feet West of the corner of Lots 16 and 18; thence westerly 50 feet to a point; thence northerly 378.5 feet to the center line of Greenland Avenue; thence with the center line of said Avenue 50 feet to the beginning.

Being the same property conveyed on March 14, 1989 to James R. Stevens and wife, Peggy S. Stevens by Warranty Deed from Charles H. Minchey and wife, Helen Minchey of record in Book 7805, Page 686, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF THE SUBDIVISION OF PART OF THE GREENLAND TRACT ON GALLATIN PIKE, AS OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON. SUBJECT TO THE RIGHT OF WAY OF GREENLAND AVENUE.

unimproved ( )
This is improved (X) property, known as 1132 Greenland Avenue, Nashville, TN 37216-2220
(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 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 our hand s this 12th day of December, 2007

James R. Stevens

Peggy S. Stevens

Davidson County DEEDWARR
Recvd: 12/13/07 15:28 2 pgs
Fees:13.00 Taxes:625.30

20071213-0143739

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 James R. Stevens and wife, Peggy S. Stevens

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 12th day of December, 2007.

Commission expires 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY