WARRANTY DEED

P-08-439

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/21/2008 (AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose Mary Stegall	Tennessee Bank and Trust a	
439 Huntington Ridge Circle (ADDRESS)	(NAME) 9000 Carothers Parkway (ADDRESS)	161-11-0A-218.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we VIRGINIA R. COULTER, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROSE MARY STEGALL, A.K.A. ROSEMARY STEGALL, MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 218 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with one membership in Huntington Ridge Homeowners Association, Inc., a non-for-profit corporation of the State of Tennessee and all obligations and privileges thereunto belonging or anywise appertaining to said membership.

Being the same property conveyed to Virginia R. Coulter, unmarried by Warranty Deed from Dorothy G. Mackie, unmarried of record in Instrument No. 20051102-0132474, in the Register's Office for Davidson County, Tennessee, dated October 31, 2005.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Virginia R. Coulter, unmarried by Warranty Deed from Dorothy G. Mackie, unmarried of record in Instrument No. 20051102-0132474, in the Register's Office for Davidson County, Tennessee, dated October 31, 2005.

unimproved ( )
This is improved (X) property, known as 439 Huntington Ridge Circle, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 04/23/08 14:22 2 pgs
Fees:13.00 Taxes:466.20
20080423-0041620

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 my/our hand(s) this 3rd day of April, 2008.

Virginia R. Coulter

Virginia R. Coulter

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 Virginia R. Coulter the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2008.

Notary Public

My Commission Expires: 7/24/2008

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800