Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 08/13/08 08:50 2 pgs
Fees:13.00 Taxes:444.00

20080813-0083142

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me this 25th day of July, 2008.

Notary Public
My Commission Expires JULY 20, 2009

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 7-20-2009

08-0335

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aletha Stephens	Aletha Stephens	142-15-C
133 Hicks Road	133 Hicks Rd	133.00 CO
Nashville, TN 37221	Nashville, TN 37221	

WARRANTY DEED

For and in 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 **Stuart J. Nunnally and wife, Charlotte L. Nunnally**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aletha Stephens**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Breckenridge, a horizontal property regime established by Master Deed of record in Book 6808, Page 45, as amended in Book 7020, Page 948, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stuart J. Nunnally and wife, Charlotte L. Nunnally by deed from John David Smith and wife, Nicole P. Smith, dated March 31, 1996, recorded in Book 9636, Page 169, Register's Office for said County.

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

This is improved property located at **133 Hicks Road, Nashville, TN 37221.**

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 hands this 30th day of July, 2008.

Stuart J. Nunnally, by Stuart Jackson Nunnally, Jr., Attorney in Fact

Charlotte L. Nunnally, by Stuart Jackson Nunnally, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Stuart Jackson Nunnally, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Stuart J. Nunnally and wife, Charlotte L. Nunnally** and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2008.

Notary Public at Large

My Commission Expires: 04/22/09

LARRY L. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN