RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
500 WEST 7th STREET
COLUMBIA, TN 38401

Prepared by:

Dalton M. Mounger
Attorney at Law
Columbia, Tennessee

Davidson County DEEDWARR
Recvd: 01/14/09 10:30 3 pgs
Fees:18.00 Taxes:570.36

20090114-0003536

WARRANTY DEED

For the consideration of the sum of $10.00, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leesa M. Stevens**, Grantor, which expression shall include heirs, assigns and personal representatives, conveys unto **Rebecca Stevens Fua, also known as Rebecca Lynn Stevens**, Grantee, which expression shall include heirs, assigns and personal representatives, an undivided one-half (½) interest in and to the following described property:

Land in Davidson County, TN, being Lot No. 118 on the Plat of Burton Hills, Villages of Huntington, Tract 10, of record in Book 6250, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 118 fronts 35.00 feet on the easterly margin of Huntington Circle, and extends back 100.00 feet on the northerly line, and a total distance of 110.36 feet along the southerly line, which is a broken line, to a line on the rear measuring 60.00 feet thereon.

Being a portion of the same property conveyed to Leesa M. Stevens by deed of record in Legal Reference Book 20040513-0055797, Register's Office of Davidson County, Tennessee. With this deed Rebecca Stevens Fua is the sole owner of the described property. See also deeds of record in Legal Reference Book 20050207-0013954 and in Legal Reference Book 20070122-0008383, in said Register's Office.

This property is improved property known as 815 Huntington Circle, Nashville, TN 37215.

Parcel ID 131 06 0C 006.00

This deed has been prepared solely upon information furnished by the Grantor. There has been no examination of the title of the preparer who assumes no responsibility for the accuracy of the information shown herein.

To have and to hold said real estate unto Grantee together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Grantor covenants with Grantee that they are lawfully seized and possessed of said real estate and that Grantor has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes; any restrictions of record in the Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements and building setback lines and other matters as shown on recorded plat.

Grantor further covenants to forever warrant and defend the title to said real estate unto Grantee against the lawful claims of all persons whomsoever.

Thomas R. Stevens, husband of the above Grantor, hereby joins in the execution of this instrument for the purposes of conveying all of his right, title and interest in and to the undivided one-half (½) interest in the above described property, acquired by him by virtue of his marital status or otherwise.

In Witness Whereof, this conveyance has been executed on the 8th day of January, 2009.

Leesa M. Stevens

Leesa M. Stevens

Thomas R. Stevens

Thomas R. Stevens

State of Tennessee
County of Maury

Personally appeared before me, the undersigned, Leesa M. Stevens and husband, Thomas R. Stevens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of January, 2009.

My commission expires:
5/18/2011

Notary Public

DALTON M. MOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

State of Tennessee
County of Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $154,150.00.

Leesa M. Stevens
Affiant

Sworn to and subscribed before me, this 8 day of January, 2009.

My commission expires:
5/18/2011

Notary Public

DALTON M. MOUNGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

New Property Owners:

Rebecca Stevens Fua
815 Huntington Circle
Nashville, TN 37215

Person(s) Responsible for Taxes:

Same