THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

AFTER RECORDING RETURN TO:
Southern Title Services
1535 W. Northfield Blvd, Suite 16
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20090035097 DEEDWARR
Recvd: 05/28/09 11:45 2 pgs
Fees:13.00 Taxes:628.63
20090528-0048974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***169,900.00.

Affiant

Subscribed and sworn to before me this 22 day of May, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Travis N. Stock
1115 McChesney Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

Bank of America, N.A.
1620 Gateway Boulevard
Suite 101
Murfreesboro, Tennessee 37129

MAP & PARCEL NOS.

MAP 072-03-0
PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($***169,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Angelia Van Vranken, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Travis N. Stock and wife, Jessica L. Stock, (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:

BEING the easterly 50.0 feet of Lot No. 225 on the Revision of part of Inglewood Place of record in Book 421, page 137, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 225 fronts 50.0 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Gary Belz and Angelia Van Vranken and Darin A. Pavone by Warranty Deed dated May 15, 2006, from Glen D. James and wife, Maralyn S. James, of record as Instrument No. 20060517-0057838 in the Register's Office for Davidson County, Tennessee; the said Gary Belz having since conveyed his interest in subject property to Angelia Van Vranken, unmarried, and Darin A. Pavone, unmarried, by Quitclaim Deed dated October 31, 2007, of record as Instrument No. 20071106-0130879 in said Register's Office; the said Darin A. Pavone having since conveyed his interest in subject property to Angelia Van Vranken by Quitclaim Deed dated June 26, 2008, of record as Instrument No. 20080630-0067117 in said Register's Office.

This is improved property known as 1115 McChesney Avenue, Nashville, Tennessee 37216.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Revision of part of Inglewood Place of record in Book 421, page 137, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of May, 2009.

Angelia Van Vranken

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 Angelia Van Vranken, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY