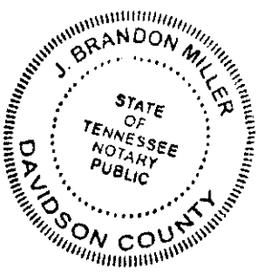
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **30TH DAY OF OCTOBER, 2009.**

J Brandon Miller
NOTARY PUBLIC

MY COMMISION EXPIRES 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Ben Stephenson and Charles Alan Stephenson	**Sumner Bank and Trust**	**01808003400**
206 Swift Drive	**780 Browns Lane**	
Goodlettsville, TN 37072	**Gallatin, TN 37066**	

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,

James Lowe and Megan McMahon n/k/a/ Megan Lowe, husband and wife,

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

Ben A. Stephenson, single man, and Charles Alan Stephenson, a married man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

A 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. 12 on the Plan of Mansker Heights as of record in Book 2900, page 10, Register's Office for said County.

Being the same property conveyed to JAMES LOWE AND MEGAN MCMAHON, BOTH UNMARRIED, by Warranty Deed from CORA HAMPTON HYMER AND HER HUSBAND, JAMES W. HYMER, JR., filed for record 08/11/2006 in INSTRUMENT NO. 20060811-0099163, Register's Office for DAVIDSON County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090074894 DEEDWARR
Recvd: 11/03/09 12:17 2 pgs
Fees:13.00 Taxes:584.60
20091103-0101441

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2900, page 10, said Register's Office, including any and all revisions, corrections and/or amendments, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 2925, page 111, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **206 Swift Drive**
Goodlettsville, TN 37072

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 not 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 ever 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 hand this **30th** day of **October, 2009**.

James Lowe

Megan McMahon n/k/a/ Megan Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Lowe and Megan McMahon n/k/a Megan Lowe**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN 37115

This 30th day of October, 2009.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 31, 2010
ROBERTSON COUNTY