THIS INSTRUMENT PREPARED BY:
KEYSTONE TITLE
9005 OVERLOOK Blvd #134
Brentwood TN 37027

Address New Owner(s)
Salena M Stephens
4804 Lexington Drive
Nashville, Tennessee 37211

Send Tax Bills To:
Salena Stephens
4804 Lexington Drive
Nashville, TN 37211

Map & Parcel Nos.:
1341305800

BILL GARRETT, Davidson County
Trans:T20090087334 DEEDWARR
Recvd: 12/30/09 10:04 2 pgs
Fees:13.00 Taxes:444.00
20091230-0118229

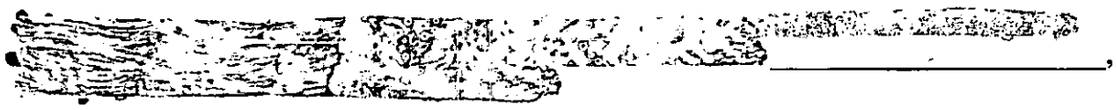
WARRANTY DEED

THIS INDENTURE, made and entered into this 30 **day of** December, 2009, by and between **Lisa Marlowe unmarried, and now deceased** , party of the first part, and **Salena M Stephens,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($120,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot 146,Section One in Kenilworth Estates located in Paragon Mills S/D in Davidson County, Tennessee.

Being the same property conveyed to Lisa Marlowe by Warranty deed, recorded September25,2002 in Instrument No. 20021004-0012545, Register's Office for Davidson County, Tennessee. Lisa Marlowe now deceased and the title is now being vested by Danielle Ogle as set forth on the affidavit of heirship of record in 20091230-0118228 , Register's Office for Davidson County, TN.



TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Danielle Ogle

T.A.I.

STATE OF TENNESSEE, COUNTY OF Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Danielle Cole to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of November, 2009.

My commission expires: 7/12/2011

Trudy Stafford
Notary Public

TRUDY STAFFORD NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2009.

DeAnna Gwyn

PROPERTY ADDRESS:
4804 Lexington Drive
Nashville, TN 37211

My Commission Exp: 7/24/10

DEANNA GWYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY