THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010016** BILL GARRETT, Davidson County Trans:T20100005975 DEEDWARR Recvd: 02/01/10 10:02 2 pgs Fees:13.00 Taxes:1702.00 20100201-0007724	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2010. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: John Stephenson and Katherine Stephenson 1927 20th Ave S Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-12-117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrin D. Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Stephenson and wife, Katherine Stephenson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit: Being the south half of Lot No. 69 on the Plan of Christopher & Kirkman's Belmont Park Addition to Nashville, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 69 fronts 50 feet on the west side of 20th Avenue South, formerly Courtney Avenue, and runs back between parallel lines, 159 feet to an alley. Being the same property conveyed to Darrin D. Wilson by Clerk & Master's Deed from Richard R. Rooker, Clerk of the Circuit Court for the Twentieth Judicial District, recorded on the 5th day of November, 2007 in Instrument No. 20071105-0129812, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CHRISTOPHER & KIRKMAN'S BELMONT PARK ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 158, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1927 20th Ave S Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2010.

Darrin D. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrin D. Wilson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2010.

Notary Public

My Commission Expires: 11/22/10

