THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010049** BILL GARRETT, Davidson County Trans:T20100007811 DEEDWARR Recvd: 02/08/10 13:57 2 pgs Fees:13.00 Taxes:1850.00 20100208-0009989	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2010. Notary Public My Commission Expires: 11/22/10 Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Mariwyn Evans 115 Lafayette Ct Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13002001000

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, **James A. Stein Jr. and wife, Elizabeth DuPree Stein** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mariwyn Evans, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, BLOCK 4, COURTS OF BELLE MEADE, RESUBDIVISION OF LOTS 17 THRU 22, as shown on plat of record in Instrument No. 20041228-0152529, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to James A. Stein Jr. and wife, Elizabeth Dupree Stein by Warranty Deed from Shari Kay Hunter, an unmarried person, recorded on the 20th day of April, 2005 in Instrument No. 20050420-0043853, 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 COURTS OF BELLE MEADE, BLOCK 4, RESUBDIVISION OF LOTS 17 THRU 22, as recorded in Instrument No. 20041228-0152529.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5314, Page 377.

This is improved property located at 115 Lafayette Ct Nashville TN 37205.

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 5th day of February, 2010.

James A. Stein Jr.

Elizabeth DuPree Stein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Stein Jr. and Elizabeth DuPree Stein, 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 5th day of February, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County