RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100020458 DEEDWARR
Recvd: 04/07/10 14:09 2 pgs
Fees:13.00 Taxes:1280.20
20100407-0026201

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2010.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WENDELL LEE STEPHENS 904 South Wickshire Way Brentwood, TN 37027	Same address as new owner	MAP 179-09-0-A-124.00CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY SIX THOUSAND AND NO/100 ($346,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOHN MILLER and wife, GRACE MILLER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **WENDELL LEE STEPHENS and DONNA GENE STEPHENS, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, of record in Plat Book 9700, page 665 and 666, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to John Miller and wife, Grace Miller by deed from Terry J. Lain and wife, Katrice Wiggins-Lain dated 9/21/04 and filed for record on 9/30/04 of record in Instrument Number 200409300118187 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 9700, page 665-666; to any and all restrictive covenants and easements of record; all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 904 South Wickshire Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 29th day of March, 2010.

JOHN MILLER

GRACE MILLER

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, a Notary Public, John Miller and Grace Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of March, 2010.

Notary Public

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.