BILL GARRETT, Davidson County
Trans:T20100075364 DEEDWARR
Recvd: 11/30/10 13:36 3 pgs
Fees:18.00 Taxes:592.00
20101130-0095175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Kimberly A. Stein
AFFIANT

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

JoAnn Smith
NOTARY PUBLIC

My Commission Expires: 3-3-14

JOANN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2014

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stephen O. Stein and Kimberly A. Stein	First Tennessee Bank National Association	073-08-0-035.00
2928 McGavock Pike	1 Mortgage Way	
Nashville, TN 37214	Mt. Laurel, NJ 08054	

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

PATRICIA ANN KNOX, PEGGY JANE EDWARD AND DONNA KAY BODILY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

STEPHEN O. STEIN AND WIFE, KIMBERLY A. STEIN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 and 30, on the plan of George I. Waddey's Subdivision called "Sunset View", not of record, described according to survey made by J.W. Carrington, Surveyor, October 26, 1945, as more particularly described in Deed of record in Book 1389, page 244.

Being the same property conveyed to Ben C. McGown, Sr. and wife, Ruby C. McGown, by deed from Geo I. Waddey, Jr., unmarried, of record in Book 1389,page 244, dated February 7, 1946, said Register's Office. The said Ben C. McGown having predeceased Ruby C. McGown and the said Ruby C. McGown having since died. The Will of Ruby C. McGown of record in Will Book 161, page 150, Davidson County Probate Court Clerk's Office and as

Instrument No. 20091228-0117007, Davidson County, Tennessee Register's Office devises subject property to Ben C. McGown, Jr. for life with the remainder to Patricia Ann Knox, Peggy Jane Edwards and Donna Kay Bodily. Ben C. McGown, Jr. having since died leaving title vested in Patricia Ann Knox, Peggy Jane Edwards and Donna Kay Bodily in Affidavit of Heirship of record as Instrument No. 20100219-0012991, said Register's Office.

THIS PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

This improved property is known as 2928 McGavock Pike, Nashville, TN 37214

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29 day of November, 2010.

Patricia Ann Knox
Patricia Ann Knox

Peggy Jane Edwards
Peggy Jane Edwards

Donna Kay Bodily
Donna Kay Bodily

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patricia Ann Knox, Peggy Jane Edwards and Donna Kay Bodily, 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, at office, this 8th day of November, 2010.

Jo Ann Smith
Notary Public

My Commission Expires: 3-3-2014

JO ANN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014