THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***163,000.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2013.

Notary Public

My Commission Expires: 1-6-2014

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Stewart Lee Peterson 514 Stacy Square Terrace Nashville, Tennessee 37221	F&M BAnk 50 Franklin Street Clarksville, TN 37040	MAP 128-06-0 A PARCEL 514.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Three Thousand and 00/100 Dollars ($***163,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Cameron James and Jody James, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Stewart Peterson, * , (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* single man

BEING Unit No. 514, as identified by Exhibit A to Master Deed of Stacy Square Town Homes, II, Condominium, of record in Book 6497, Page 700, Register's Office for Davidson County, Tennessee, as amended in Book 8117, Page 891, said Register's Office for Davidson County, Tennessee, and being part of Lot 2 on the Final Subdivision Plat of Stacy Square Town Homes II, of record in Book 6250 Page 159, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cameron James and wife, Jody James, by Warranty Deed dated June 27, 2008, from Lynn F. Bowden, III and Margaret P. Bowden of record in Instrument No. 20080703-0068966 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 514 Stacy Square Terrace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20130049327 DEEDWARR
Recvd: 06/12/13 13:14 2 pgs
Fees:13.00 Taxes:603.10
20130612-0059877

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Exhibit A to Master Deed of Stacy Square Town Homes, II, Condominium, of record in Book 6497, Page 700, as amended in Book 8117, Page 891, Register's Office for Davidson County, Tennessee, and matters, if any, shown on the Final Subdivision Plat of Stacy Square Town Homes II, of record in Book 6250 Page 159, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 7th day of June, 2013.

Cameron James

Jody James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cameron James and Jody James, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY