WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

BOOK 6032 PAGE 653

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Mary D. Stephens (NAME)	Mary D. Stephens (NAME)	Map-53-2
102 Newport Drive (STREET ADDRESS OR ROUTE NUMBER)	102 Newport Drive (STREET ADDRESS)	Parcel-54
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	4D-47755

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MICHAEL L. BIXENMAN and wife, PAMELA S. BIXENMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY D. STEPHENS, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Fairway View Subdivision, as of record in Book 2900, Page 41, Register's Office for said County.

Said Lot No. 2 fronts 82.0 feet on the westerly side of Newport Drive and runs back 144 feet on the northerly line and 149.4 feet on the southerly line, to a dead line in the rear on which it measures 54.2 feet.

Being the same property conveyed to Michael L. Bixenman and wife, Pamela S. Bixenman by deed of record in Book 4912, Page 536, Register's Office of Davidson County, Tennessee.

This coneyance is subject to the following:
(a). Setback lines, easements and other encumbrances contained in the Plan of Fairway View Subdivision, of record in Plat Book 2900, Page 41, Register's Office of Davidson County, Tennessee.
(b). Restrictive covenants for Fairway View Subdivision of record in Book 2965, Page 41, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 102 Newport Drive, Old Hickory, TN 37138

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, and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 4th DAY OF April, 19 83.

Michael L. Bixenman
MICHAEL L. BIXENMAN

Pamela S. Bixenman
PAMELA S. BIXENMAN

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____ MICHAEL L. BIXENMAN and wife, PAMELA S. BIXENMAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 4th day of April, 19 83.

Commission Expires: June 12, 1985

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

04/06

WARRANTY DEED

FROM
MICHAEL L. BIXENMAN and wife, PAMELA S. BIXENMAN

TO
MARY D. STEPHENS

H 40201

RUSH

IDENTIF. REFERENCE

APR 6 8 45 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mary D. Stephens
Affiant

Subscribed and sworn to before me this the 4th day of April, 19 83.

My Commission Expires: June 12, 1985

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6032 PAGE 655

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CO
117.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
B212A04/09/93 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 6 4:02 PM

IDENTIF. REFERENCE

APR 6 8 45 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940003